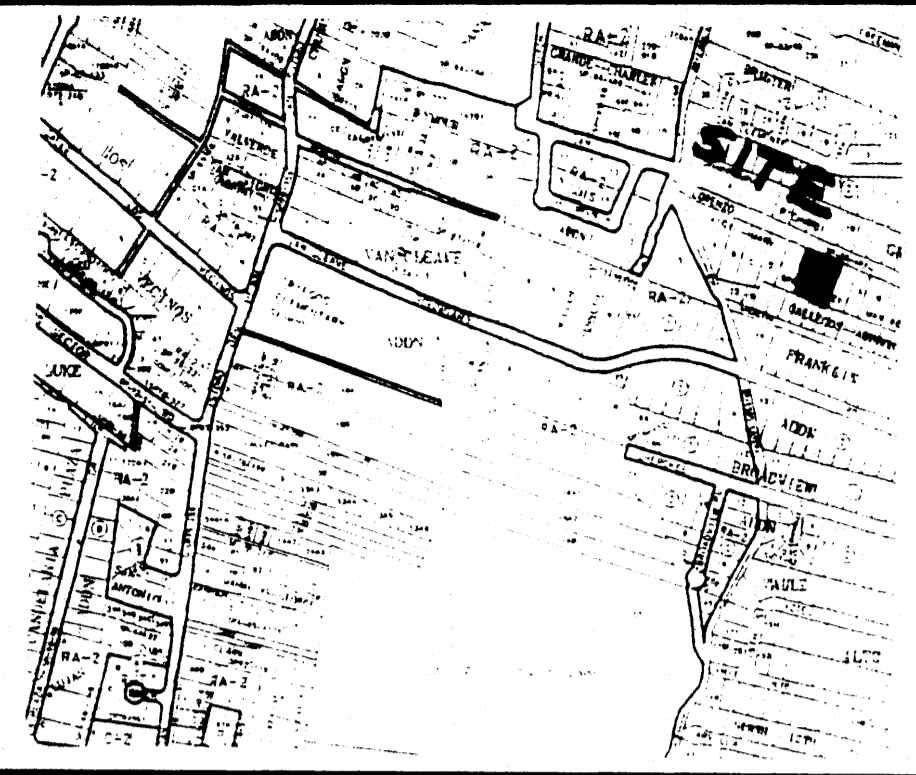


PLAT OF TRACTS 2-A, 2-B AND 2-C LANDS OF CHARLES GRANDE

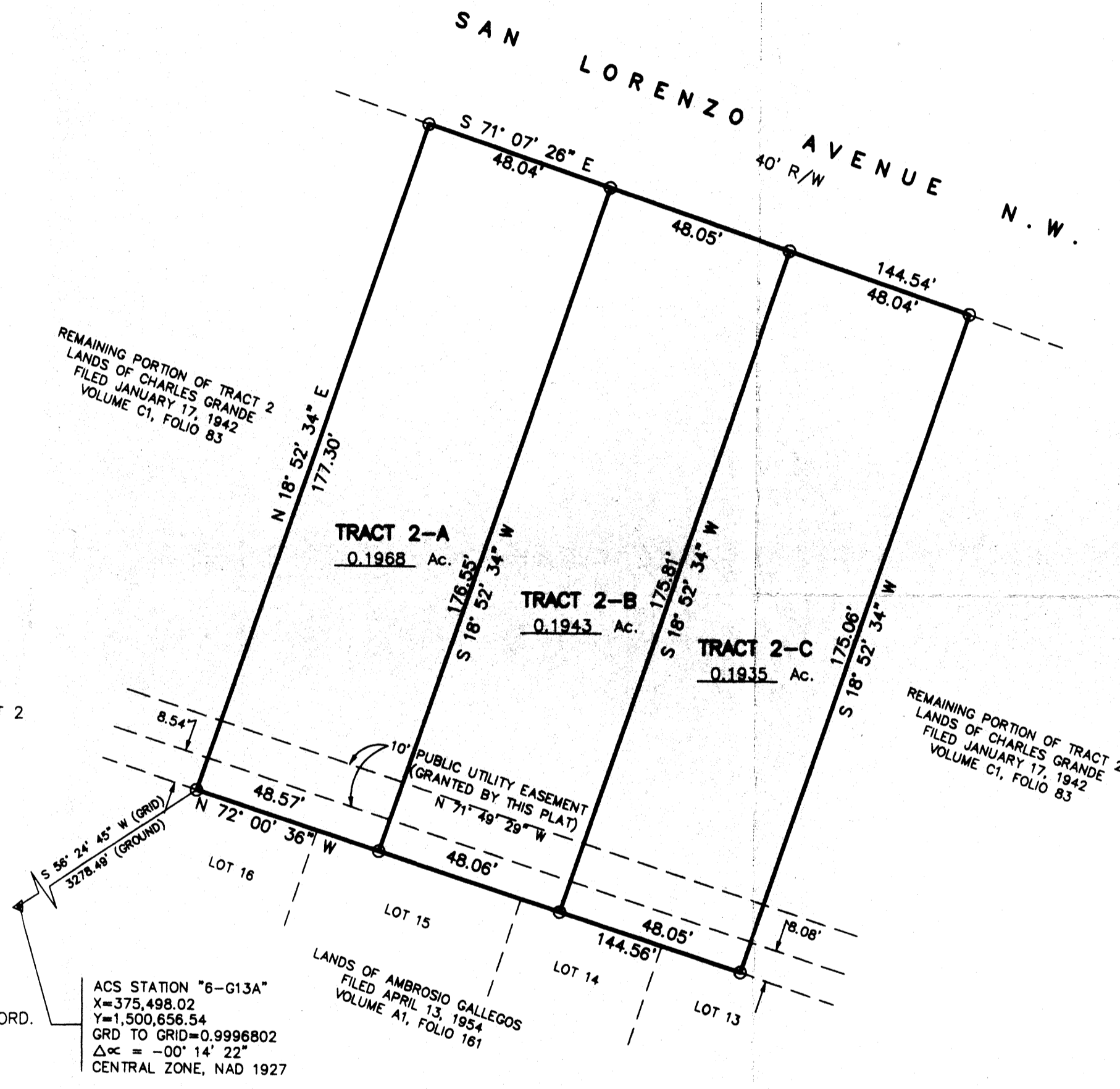
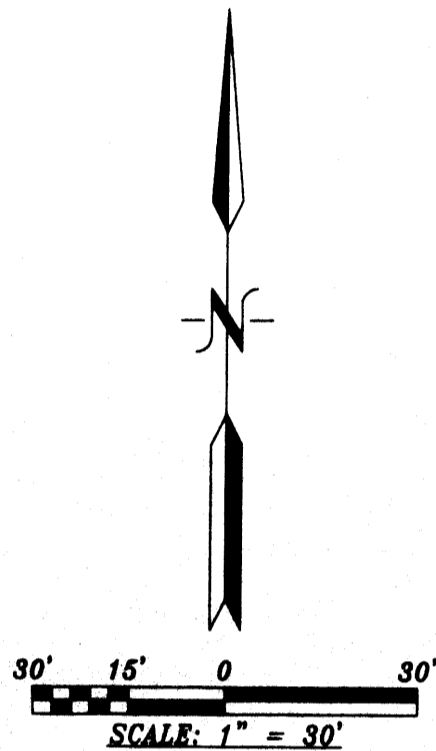
WITHIN TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006



VICINITY MAP No. G-13

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING A PORTION OF TRACT 2, LANDS OF CHARLES GRANDE, CITY OF ALBUQUERQUE BERNALILLO COUNTY, 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 JANUARY 17, 1942 IN VOLUME C1, FOLIO 83 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "6-G13A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=375,498.02 AND Y=1500,656.54 BEARS S 56° 24' 45" W., A DISTANCE OF 3278.49 FEET RUNNING THENCE N 18° 52' 34" E., A DISTANCE OF 177.30 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF SAN LORENZO AVENUE, THENCE S 71° 07' 26" E., ALONG THE SOUTHERLY LINE OF SAN LORENZO AVENUE, A DISTANCE OF 144.54 FEET TO THE NORTHEAST CORNER; THENCE S 18° 52' 34" W., A DISTANCE OF 175.06 FEET TO THE SOUTHEAST CORNER; THENCE N 72° 00' 36" W., A DISTANCE OF 144.56 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.5846 ACRES MORE OR LESS



REMAINING PORTION OF TRACT 2 LANDS OF CHARLES GRANDE FILED JANUARY 17, 1942 VOLUME C1, FOLIO 83

REMAINING PORTION OF TRACT 2 LANDS OF CHARLES GRANDE FILED JANUARY 17, 1942 VOLUME C1, FOLIO 83

ACS STATION "6-G13A"
 X=375,498.02
 Y=1,500,656.54
 GRD TO GRID=0.9996802
 Δα = -00° 14' 22"
 CENTRAL ZONE, NAD 1927

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION OF TRACT 2 INTO 3 TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.5846 ACRES.
- TALOS LOG NO. 2006405117
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MARCH, 2006.
- CURRENT ZONING: R-1
- PROPERTY WAS GIVEN A LOT SIZE VARIANCE BY ACTION No. ZA-84-243.
- THE EASTERLY PORTION OF LOT 2 SHOWN HEREON WAS DIVIDED BY WARRANTY DEED FILED ON APRIL 1, 1972 IN BOOK MS. 990, PAGE 593

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Frank A. Cuaron 5/12/06
 DAY

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

OFFICIAL SEAL
 Notary Public
 My Commission Expires: 11/4/2009

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 12th DAY OF May, 2006.

BY: Frank A. Cuaron
 OWNERS NAME

MY COMMISSION EXPIRES: 11/4/2009 BY: [Signature]
 NOTARY PUBLIC

PROJECT NUMBER:	
APPLICATION NUMBER:	
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Final
PRELIMINARY PLAT APPROVED BY DRB
 ON 06/28/06

[Signature] 5/16/06
 CITY SURVEYOR DATE

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 5th DAY OF May, 2006.

[Signature]
 ANTHONY L. HARRIS, R.S. # 11463

HARRIS SURVEYING, INC.
 4714-B SW 4TH STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8068
 FAX: (505) 889-8645

06-0334.DWG(MARCH, 2006)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____