

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 13-J12 AND 14-J12, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.8672 ACRES
6. NUMBER OF EXISTING M.R.G.C.D. TRACTS: 2 & A PORTION OF VACATED RIGHT-OF-WAY
7. NUMBER OF TRACTS CREATED: 1
8. PROPERTY IS ZONED RA-1.

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-013-058-242-419-201-60
 PROPERTY OWNER OF RECORD:
Garcia Melinda
 BERNALILLO COUNTY TREASURERS OFFICE:
Sabel Chang

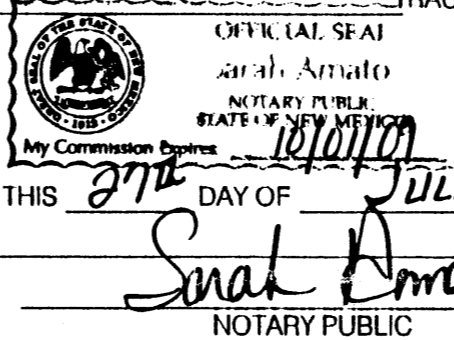
LEGAL DESCRIPTION

A tract of land being and comprised of Tracts 316 A and 316 D as shown on the Middle Rio Grande Conservancy District Property Map No. 38, situate within projected Section 13, Township 10 North, Range 2 East, Town of Albuquerque Grant N.M.P.M. Bernalillo County, New Mexico TOGETHER WITH a portion of vacated Lulac Road NW (project # 1004999) an being more particularly described as follows:
 BEGINNING at the Southeast corner of said tract whence City of Albuquerque Control Station 14-J12 bears S 08° 11' 21" E, 2972.89 feet distant; thence from said point of beginning N 79° 41' 44" W, 254.58 feet; thence N 69° 56' 32" W, 67.15 feet to the Southwest corner; thence N 33° 46' 33" W, 94.76 feet; thence N 02° 11' 50" W, 77.58 feet to the Northwest corner, being a point on the South right-of-way of Mountain Road NW; thence along said right-of-way S 87° 12' 33" E, 65.90 feet; thence S 84° 37' 23" E, 49.41 feet to the Northeast corner; thence leaving said right-of-way S 05° 07' 34" W, 14.49 feet along the Westerly right-of-way of the MRGCD Duranes Acequia and French Auxiliary Levee; thence along said right-of-way S 50° 58' 40" E, 170.17 feet; thence S 66° 37' 10" E, 130.37 feet; thence S 04° 43' 48" E, 43.85 feet to the POINT OF BEGINNING and containing 0.8672 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 AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Glen Effertz DATE: 7/27/07
 OWNER(S) PRINT NAME: GLEN EFFERTZ
 ADDRESS: 2916 Mountain Rd. NW TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JULY, 2007.
 BY: GLEN EFFERTZ
 MY COMMISSION EXPIRES: 10/10/09
Snah Amato
 NOTARY PUBLIC



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AFRIAL 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, 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 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERCTED 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.

IN APPROVING THIS PLAT, P.N.M. 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.
 EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

UTILITY APPROVALS

Charles Z. Brown 8-7-07
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE
Michelle Salazar 8/7/07
 QWEST TELECOMMUNICATIONS DATE
Janice Johnson 8-7-07
 COMCAST CABLE DATE

**PLAT OF TRACT A
 LAND OF GLEN EFFERTZ
 PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2007
 SHEET 1 OF 2**

DOCH 2007145942
 10/17/2007 10:23 AM Page: 1 of 2
 PLAT R: \$12.00 B: 2007C P: 0306 M: Toulouse, Bernalillo County

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING M.R.G.C.D. TRACTS AND A VACATED PORTION OF LULAC ROAD N.W. INTO ONE (1) NEW TRACT.

CITY APPROVALS: PROJECT NO.: 1004999 APPLICATION NO. 07 DRB-70167

Bradley J. Bingham July 30, 2007
 CITY SURVEYOR DATE
Bradley J. Bingham 10/16/07
 TRAFFIC ENGINEERING DATE
Christina Sandoral 8/8/07
 PARKS & RECREATION DEPARTMENT DATE
Roger Green 8/8/07
 A.B.C.W.U.A. DATE
Bradley J. Bingham 8/8/07
 A.M.A.F.C.A. DATE
Bradley J. Bingham 8/8/07
 CITY ENGINEER DATE
Don Watson 10/16/07
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
Jeffrey Howard 10-4-07
 REAL PROPERTY DIVISION 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 07-26-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

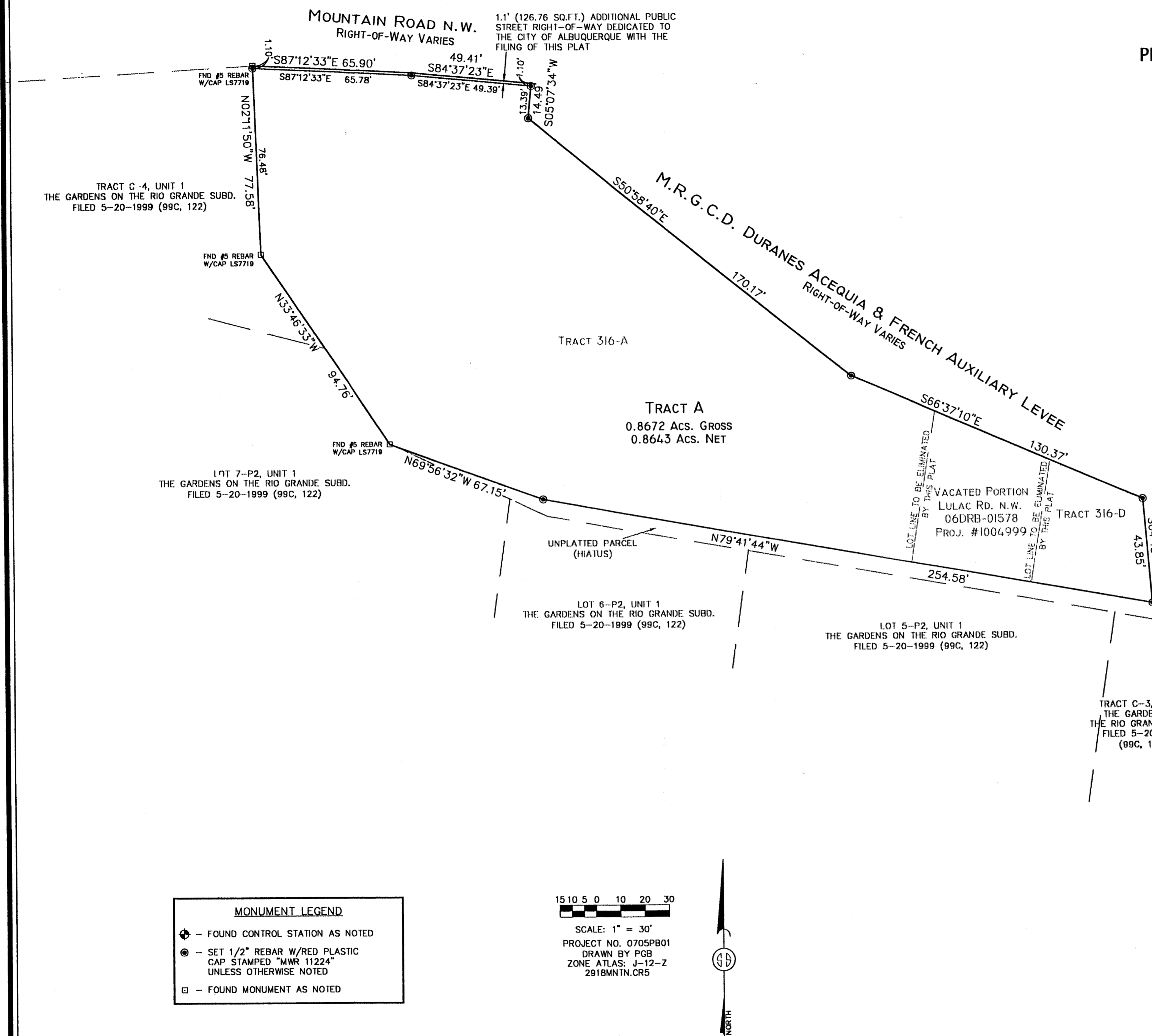
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R2E SEC. 13

**PLAT OF
TRACT A
LAND OF GLEN EFFERTZ
PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2007
SHEET 2 OF 2**

DOCH 2007145942

10/17/2007 10:23 AM Page: 2 of 2
PLAT R:\$12.00 B: 2007C P: 0306 M: Toulouse, Bernalillo County



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

15 10 5 0 10 20 30
SCALE: 1" = 30'
PROJECT NO. 0705PB01
DRAWN BY PGB
ZONE ATLAS: J-12-Z
2918MNTN.CR5

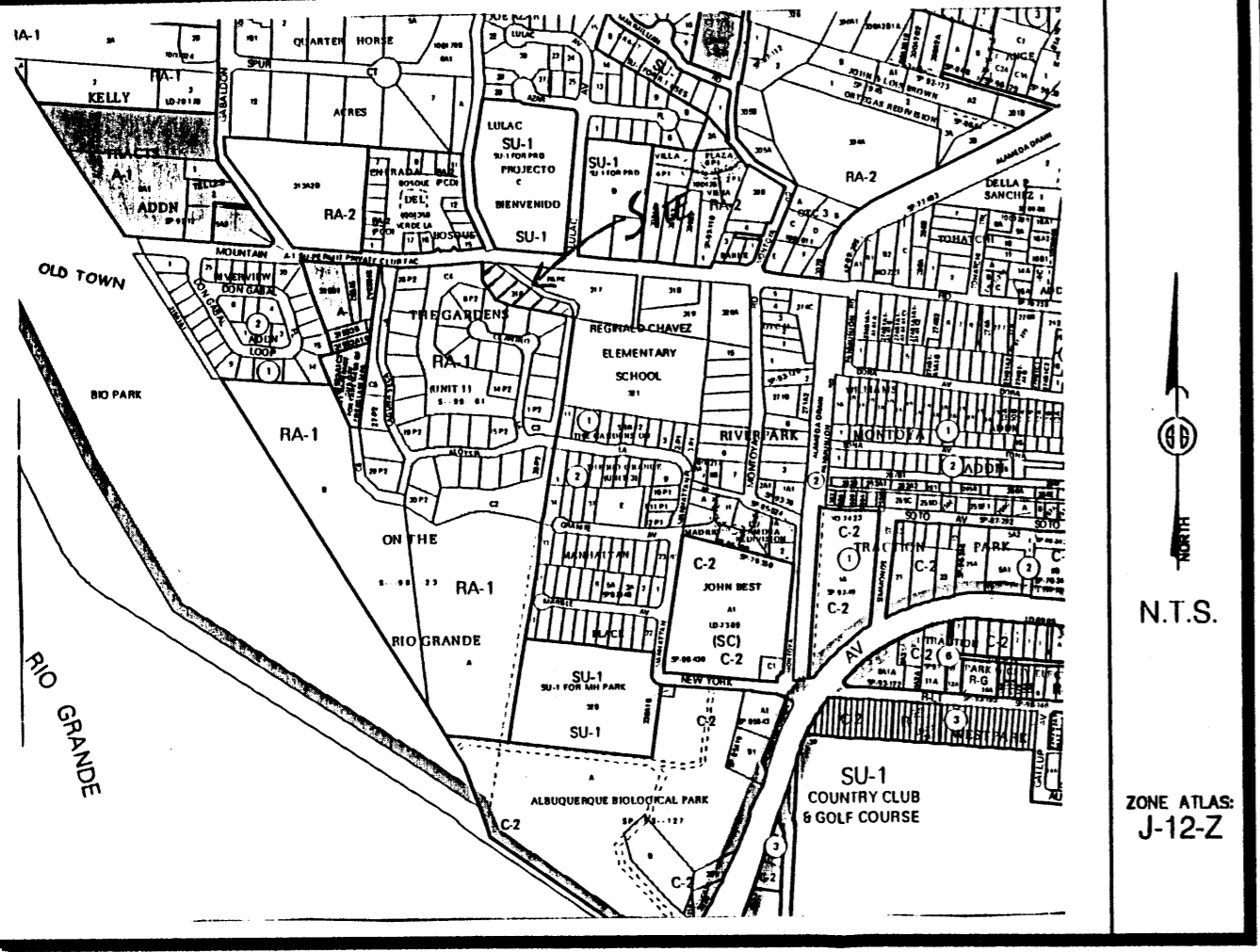


STATION 13-J12
X = 372,270.97
Y = 1,489,903.68
GROUND TO GRID = 0.99968183
DELTA ALPHA = -00°14'44"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 14-J12
X = 371,719.02
Y = 1,488,484.55
GROUND TO GRID = 0.99968150
DELTA ALPHA = -00°14'47"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R2E SEC. 13

TALOS LOG # 2007-3034-36



Vicinity Map

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7. NUMBER OF TRACTS CREATED: 1
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THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

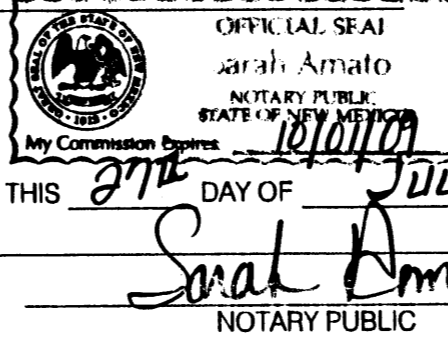
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OWNER(S) SIGNATURE: Glen Effertz DATE: 7/27/07
 OWNER(S) PRINT NAME: Glen Effertz
 ADDRESS: 2916 Mountain Rd. NN
 ACKNOWLEDGMENT
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)SS
 COUNTY OF BERNALILLO)
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 BY: Glen Effertz
 MY COMMISSION EXPIRES: 10/01/09

 Sarah Amato
 NOTARY PUBLIC



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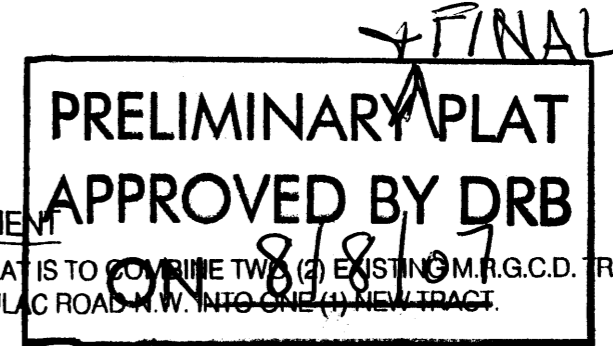
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UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE

**PLAT OF TRACT A
 LAND OF GLEN EFFERTZ
 PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2007
 SHEET 1 OF 2**



DISCLOSURE STATEMENT
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CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>R. Will Moore</u> for CITY SURVEYOR		<u>July 30, 2007</u> DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		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 07-26-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

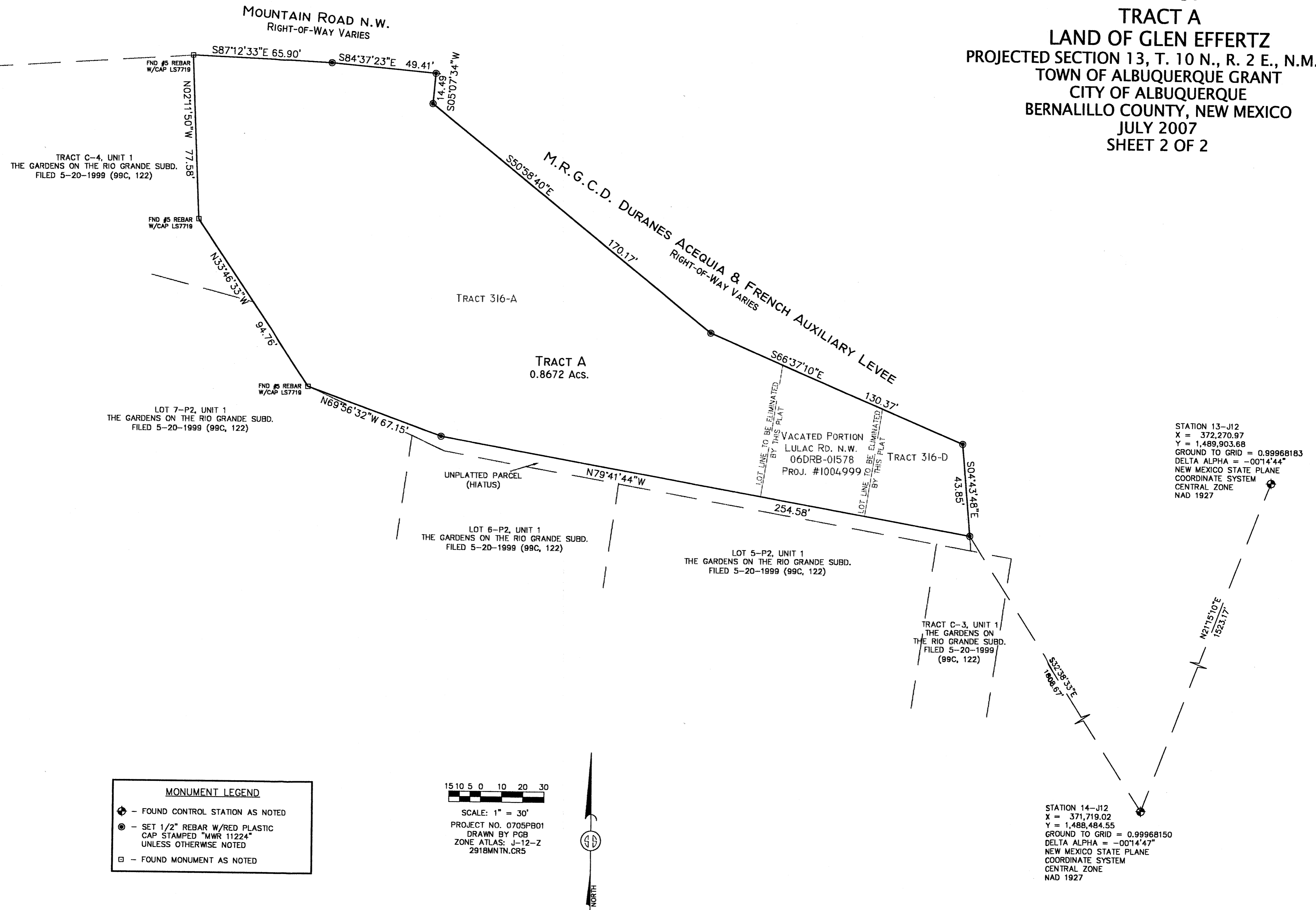


SURVEYS SOUTHWEST LTD.

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

T10N R2E SEC. 13

PLAT OF
TRACT A
LAND OF GLEN EFFERTZ
PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2007
SHEET 2 OF 2



MONUMENT LEGEND

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