

VICINITY MAP ZONE ATLAS NO. F-13

PURPOSE OF THIS PLAT

PURPOSE OF THIS PLAT IS TO COMBINE THE THREE EXISTING LOTS IDENTIFIED AS LOT NOS. 130-B1, 130-B2 AND 130-C1 INTO TWO LOTS IDENTIFIED AS LOT 130-B1A AND LOT 130-C1A. THE THREE EXISTING LOTS WERE RECORDED AT THE ASSESSOR'S OFFICE ONLY BY SPLIT REQUEST. THIS REPLAT IS TO REMOVE SAID SPLIT REQUEST AND UPDATE PREVIOUS GENERAL DESCRIPTION SURVEYS FOR FUTURE DEVELOPMENT.

SUBDIVISION DATA

SUBDIVISION CASE NUMBER.....	09
GROSS SUBDIVISION ACREAGE.....	0.36849.87 SF OR 0.84596 ACRES
ZONE ATLAS INDEX NO.....	F-13
NUMBER OF EXISTING PARCELS.....	3
NUMBER OF PARCELS CREATED.....	2
DATE OF SURVEY.....	15 MARCH 1997
EXISTING ZONING.....	RA-2
TALOS LOG NUMBER.....	
PROJECT NUMBER.....	
APPLICATION NUMBER.....	

NOTES

- THIS SURVEY IS BASED ON A SURVEY PREPARED BY THOMAS J. LUCERO ON MAY 1, 1980 ENTITLED "REDIVISION OF LOT 130-B TO LOT 130-B1, LOT 130-B TO LOT 130-B2, AND LOT 130-C TO LOT 130-C1". ALL INDIVIDUAL CERTIFICATES OF SURVEYS WERE FILED IN THE OFFICE OF THE COUNTY ASSESSOR, BERNALILLO COUNTY, NEW MEXICO AS JOB#694 ON NOVEMBER 1, 1995 (NOT FILED IN OFFICE OF COUNTY CLERK, BERNALILLO COUNTY). THIS WAS DONE BY OWNER SPLIT REQUEST FOR ASSESSMENT PURPOSES ONLY.
- WARRANTY DEED REFERENCES FOR SUBJECT PROPERTY PRIOR TO SPLIT REFERENCED IN NOTE 1 ABOVE ARE FILED AS TWO LOTS, 130-B AND 130-C IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, IN VOLUME D854, FOLIO 147, DOCUMENT NO. 18263 ON DECEMBER 16, 1968 AND VOLUME D935, FOLIO 943, DOCUMENT NO. 33494 ON FEBRUARY 5, 1973, RESPECTIVELY.
- ALL DISTANCES ARE GROUND DISTANCES. ALL BEARINGS ARE GRID, NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES/ITALIC ARE FROM PLAT OF RECORD.

LEGAL DESCRIPTION - LOT 130-B1A

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF TRACT 130 AS SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT AMENDED MAP 31, WARRANTY DEED FOR TRACT HEREIN DESCRIBED IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D854 AND FOLIO 147 ON DECEMBER 16, 1968 AS DOCUMENT NO. 18263 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACS STATION MONUMENT 11-F13(R) LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF RIO GRANDE BLVD AND GRIEGOS ROAD, NW, HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=374,938.48 FEET AND Y=1,505,270.62 FEET; THENCE, S 52°-53'-57" W, 1,432.19 FEET; THENCE, N 72°-37'-06" W, 164.26 FEET TO THE NORTHEAST CORNER, AN IRON PIN PLACED, AND TRUE PLACE OF BEGINNING OF LOT HEREIN DESCRIBED; THENCE, ALONG THE EAST PROPERTY LINE OF SAID LOT AND THE WEST PROPERTY LINE OF LOT 130-C1A, S 13°-27'-58" W, 112.69 FEET TO AN IRON PIN PLACED IN THE SOUTHWEST CORNER OF LOT HEREIN DESCRIBED; ALSO BEING THE RIGHT-OF-WAY BOUNDARY OF TEODORO ROAD; THENCE, ALONG SAID RIGHT-OF-WAY BOUNDARY, N 72°-51'-23" W, 163.55 FEET TO AN IRON PIPE FOUND IN THE SOUTHWEST CORNER OF LOT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT-OF-WAY BOUNDARY, N 13°-27'-58" E, 112.69 FEET TO AN IRON PIN PLACED IN THE NORTHWEST CORNER OF LOT 130-B1A; THENCE, S 72°-37'-06" E, 163.39 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.4230 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - LOT 130-C1A

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF TRACT 130 AS SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT AMENDED MAP 31, WARRANTY DEED FOR TRACT HEREIN DESCRIBED IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D935 AND FOLIO 943 ON FEBRUARY 5, 1973 AS DOCUMENT NO. 33494 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACS STATION MONUMENT 11-F13(R) LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF RIO GRANDE BLVD AND GRIEGOS ROAD, NW, HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=374,938.48 FEET AND Y=1,505,270.62 FEET; THENCE, S 52°-53'-57" W, 1,432.19 FEET TO THE NORTHEAST CORNER OF LOT HEREIN DESCRIBED, AN IRON PIPE FOUND, AND THE TRUE PLACE OF BEGINNING; THENCE, ALONG THE EAST PROPERTY LINE OF SAID LOT OF BEGINNING; THENCE, ALONG THE EAST PROPERTY LINE OF SAID LOT S 13°-20'-19" W, 112.02 FEET TO AN IRON PIPE FOUND IN THE SOUTHWEST CORNER OF LOT HEREIN DESCRIBED AND BEING A POINT ALONG SAID RIGHT-OF-WAY BOUNDARY OF TEODORO ROAD; THENCE, IN THE NORTH RIGHT-OF-WAY BOUNDARY, N 72°-51'-23" W, 164.47 FEET TO AN IRON PIN PLACED IN THE SOUTHWEST CORNER OF LOT HEREIN DESCRIBED AND THE SOUTHWEST CORNER OF LOT 130-B1A; THENCE, LEAVING SAID RIGHT-OF-WAY BOUNDARY, N 13°-27'-58" E, 112.69 FEET TO AN IRON PIN PLACED IN THE NORTHWEST CORNER OF LOT 130-B1A; THENCE, S 72°-37'-06" E, 164.26 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.4230 ACRES, MORE OR LESS.

BOUNDARY SURVEY PLAT FOR MABRO TORRES PROPERTY

A PORTION OF TRACT 130, MAP 31 (AMENDED) MIDDLE RIO GRANDE CONSERVANCY DISTRICT SECTION 31, T11N, R3E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO

AUGUST 2006

APPROVALS

SUBDIVISION CASE NUMBER _____

PROJECT NUMBER _____

APPLICATION NUMBER _____

City Surveyor _____

Traffic Engineering, Transportation Division _____

Water Utility Department _____

Parks and Recreation Department _____

AMAFCA _____

City Engineer _____

DRB Chairperson, Planning Department _____

FREE CONSENT

WE, THE UNDERSIGNED OWNERS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND REPLATTED AND SUBDIVIDED AS SHOWN HEREON AND THAT THIS PLAT IS CREATED BY THIS PLAT, THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED.

MABRO TORRES (CO-OWNER) _____

EVANGELINA H. TORRES (CO-OWNER) _____

ACKNOWLEDGEMENT

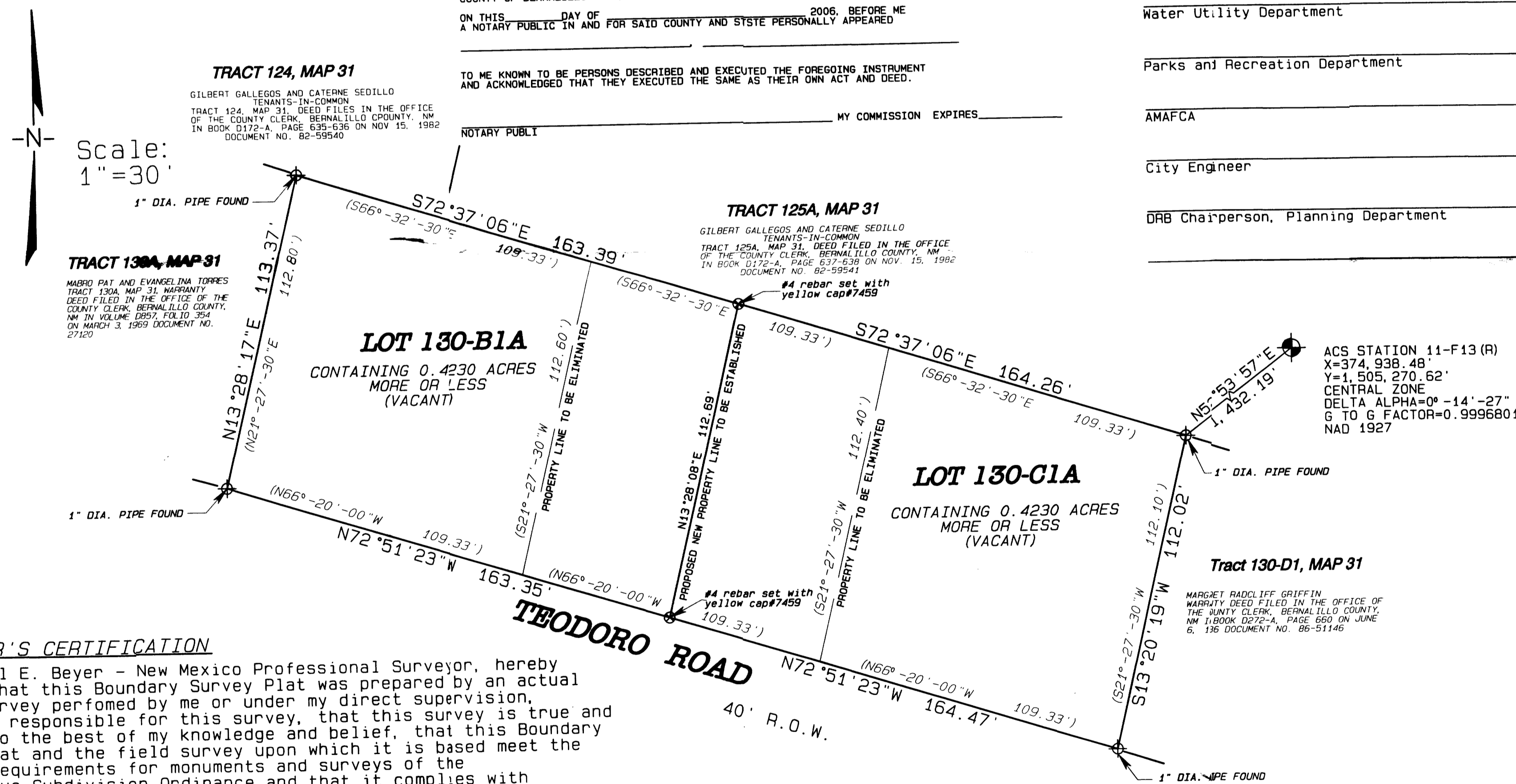
STATE OF NEW MEXICO } ss

COUNTY OF BERNALILLO }

ON THIS _____ DAY OF _____, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____

TO ME KNOWN TO BE PERSONS DESCRIBED AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN ACT AND DEED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

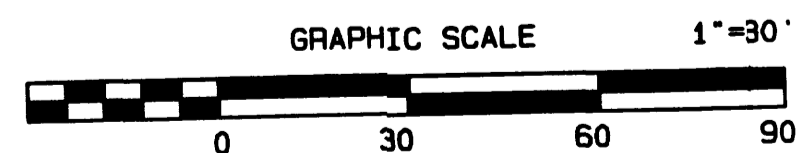


SURVEYOR'S CERTIFICATION

I, Michael E. Beyer - New Mexico Professional Surveyor, hereby certify that this Boundary Survey Plat was prepared by an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Boundary Survey Plat and the field survey upon which it is based meet the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Survey Standards as established by the New Mexico State Board of Registration for Engineers and Surveyors.

Given under my hand and seal at Albuquerque, New Mexico, this 09th day of August, 2006.

Michael E. Beyer
 MICHAEL E. BEYER, P.S. NO. 7459





VICINITY MAP ZONE ATLAS NO. F-13

PURPOSE OF THIS PLAT

PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM THE 2 EXISTING MRGCD TRACTS.

SUBDIVISION DATA

PROJECT NUMBER.....
 APPLICATION NUMBER.....
 GROSS SUBDIVISION ACREAGE...36849.87 SF OR 0.8460 ACRES
 ZONE ATLAS INDEX NO.....F-13
 NUMBER OF EXISTING PARCELS.....3
 NUMBER OF PARCELS CREATED.....2
 DATE OF SURVEY.....15 MARCH 1997
 EXISTING ZONING.....RA-2
 TALOS LOG NUMBER.....2006363158

NOTES

1. THIS SURVEY IS BASED ON A SURVEY PREPARED BY THOMAS J. LUCERO ON MAY 1, 1980 ENTITLED "REDIVISION OF LOT 130-B TO LOT 130-B1, LOT 130-B TO LOT 130-B2, AND LOT 130-C TO LOT 130-C1". ALL INDIVIDUAL CERTIFICATES OF SURVEYS WERE FILED IN THE OFFICE OF THE COUNTY ASSESSOR, BERNALILLO COUNTY, NEW MEXICO AS JOB#694 ON NOVEMBER 1, 1995 (NOT FILED IN OFFICE OF COUNTY CLERK, BERNALILLO COUNTY). THIS WAS DONE BY OWNER SPLIT REQUEST FOR ASSESSMENT PURPOSES ONLY.
2. WARRANTY DEED REFERENCES FOR SUBJECT PROPERTY PRIOR TO SPLIT REFERENCED IN NOTE 1 ABOVE ARE FILED AS TWO LOTS, 130-B AND 130-C IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, IN VOLUME D854, FOLIO 147, DOCUMENT NO. 18263 ON DECEMBER 16, 1968 AND VOLUME D935, FOLIO 943, DOCUMENT NO. 33494 ON FEBRUARY 5, 1973, RESPECTIVELY.
3. ALL DISTANCES ARE GROUND DISTANCES. ALL BEARINGS ARE GRID, NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
4. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
5. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES/ITALIC ARE FROM PLAT OF RECORD.

FREE CONSENT

WE, THE UNDERSIGNED OWNERS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND REPLATED AND SUBDIVIDED AS SHOWN HEREON AND THAT THIS PLAT IS WITH OUR FREE CONSENT. WE DO ALSO GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED.

Mauro P. Torres
 MAURO TORRES (CO-OWNER)
Evangelina H. Torres
 EVANGELINA H. TORRES (CO-OWNER)

ACKNOWLEDGEMENT

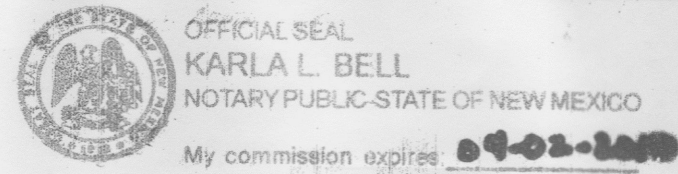
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

ON THIS 1 DAY OF November 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED

Mauro P. Torres Evangelina H. Torres

TO ME KNOWN TO BE PERSONS DESCRIBED AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN ACT AND DEED.

Karla L. Bell MY COMMISSION EXPIRES 04-02-2010
 NOTARY PUBLIC



LEGAL DESCRIPTION

TRACTS 130-B AND 130-C AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT AMENDED MAP 31 SITUATE WITHIN THE PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO WITHIN THE ELENA GALLEGOS LAND GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACS STATION MONUMENT 14-F13 (LOCATED EAST OF THE INTERSECTION OF RIO GRANDE BLVD AND DIETZ FARM ROAD), HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=375,441.56 FEET AND Y=1,506,688.54 FEET; THENCE, S 35°-47'-39" W, 2,813.19 FEET TO A 1 INCH PIPE FOUND IN THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE, ALONG THE EAST PROPERTY LINE OF TRACT HEREIN DESCRIBED, S 13°-20'-19" W, 112.02 FEET TO A 1" PIPE FOUND IN THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED AND BEING A POINT IN THE NORTH RIGHT-OF-WAY BOUNDARY OF TEODORO ROAD; THENCE, ALONG SAID RIGHT-OF-WAY BOUNDARY, N 72°-51'-23" W, 327.82 FEET TO A 1" PIPE FOUND IN THE SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT-OF-WAY BOUNDARY, N 13°-28'-17" E, 113.37 FEET TO A 1" PIPE FOUND IN THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED; THENCE, S 72°-37'-06" E, 327.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8460 ACRES.

**PLAT OF
 LOTS 1 AND 2
 LANDS OF MAURO TORRES**

ALBUQUERQUE - ELENA GALLEGOS LAND GRANT
 PROJECTED SECTION 31, T11N, R3E, N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

PRELIMINARY PLAT
 APPROVED BY DRB

APPROVALS ON _____

PROJECT NUMBER _____	Date _____
APPLICATION NUMBER _____	Date _____
<i>K. B. Bell</i> City Surveyor	11-6-06 Date
Traffic Engineering, Transportation Division	Date _____
Water Utility Department	Date _____
Parks and Recreation Department	Date _____
AMAFCA	Date _____
City Engineer	Date _____
DRB Chairperson, Planning Department	Date _____

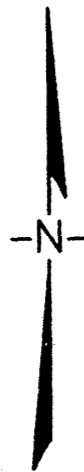
SURVEYOR'S CERTIFICATION

I, Michael E. Beyer - New Mexico Professional Surveyor, hereby certify that this Survey Plat was prepared by an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Plat and the field survey upon which it is based meet the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Survey Standards as established by the New Mexico State Board of Registration for Engineers and Surveyors.

Given under my hand and seal at Albuquerque, New Mexico, this 2nd day of OCTOBER 2006.

Michael E. Beyer
 MICHAEL E. BEYER, P.S. NO. 7459





Scale:
1"=30'

TRACT 124, MAP 31

GILBERT GALLEGOS AND CATERNE SEDILLO
TENANTS-IN-COMMON
TRACT 124, MAP 31, DEED FILED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NM
IN BOOK D172-A, PAGE 635-636 ON NOV. 15, 1982
DOCUMENT NO. 82-59540

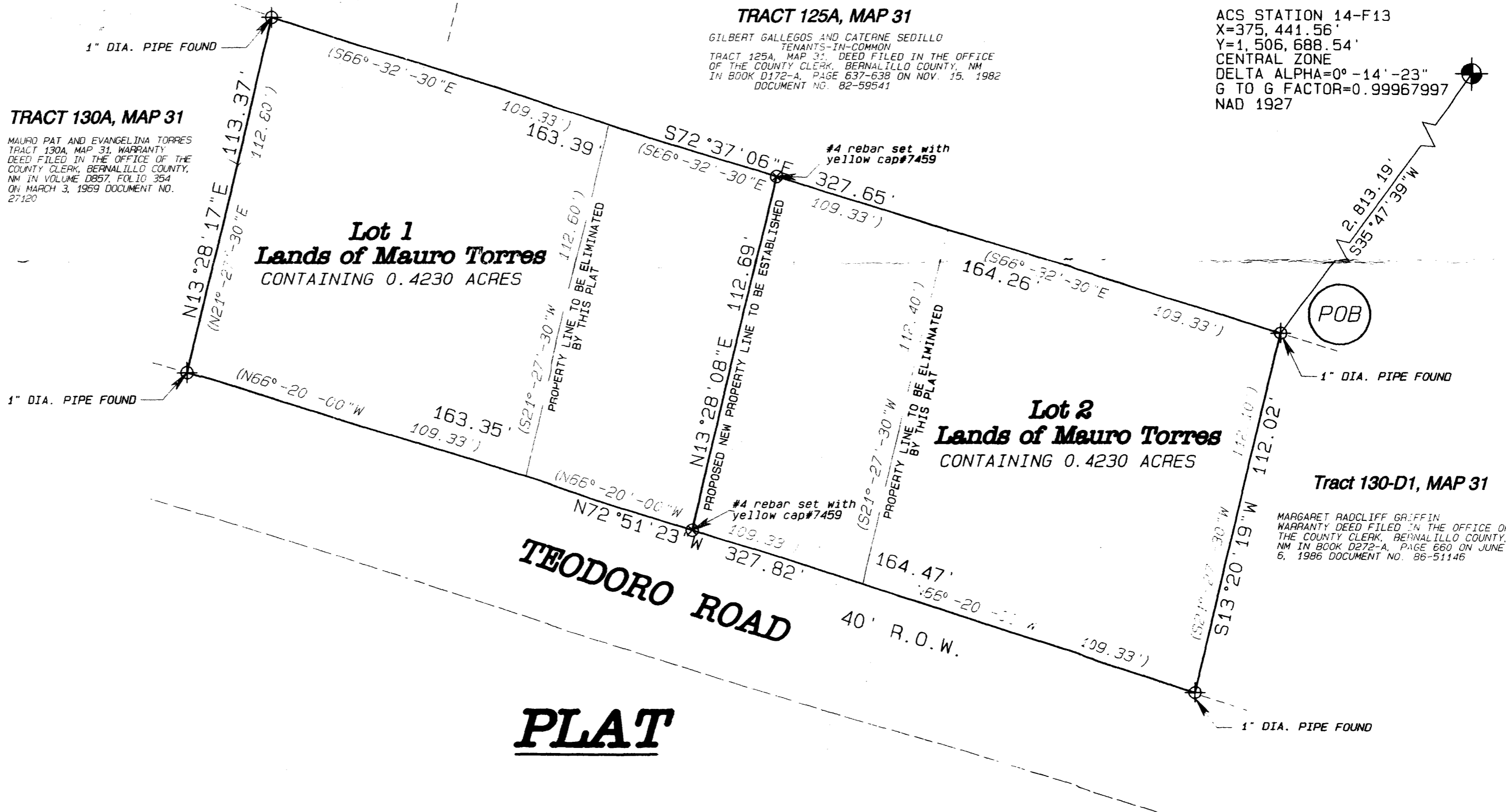
TRACT 125A, MAP 31

GILBERT GALLEGOS AND CATERNE SEDILLO
TENANTS-IN-COMMON
TRACT 125A, MAP 31, DEED FILED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NM
IN BOOK D172-A, PAGE 637-638 ON NOV. 15, 1982
DOCUMENT NO. 82-59541

TRACT 130A, MAP 31

MAURO PAT AND EVANGELINA TORRES
TRACT 130A, MAP 31, WARRANTY
DEED FILED IN THE OFFICE OF THE
COUNTY CLERK, BERNALILLO COUNTY,
NM IN VOLUME D257, FOLIO 354
ON MARCH 3, 1969 DOCUMENT NO.
27120

ACS STATION 14-F13
X=375,441.56'
Y=1,506,688.54'
CENTRAL ZONE
DELTA ALPHA=0°-14'-23"
G TO G FACTOR=0.99967997
NAD 1927



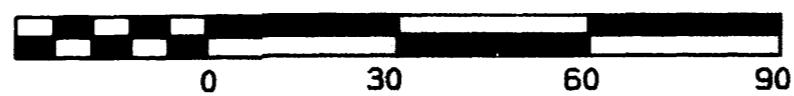
Lot 1
Lands of Mauro Torres
CONTAINING 0.4230 ACRES

Lot 2
Lands of Mauro Torres
CONTAINING 0.4230 ACRES

TEODORO ROAD
40' R.O.W.

PLAT

GRAPHIC SCALE 1"=30'



Tract 130-D1, MAP 31

MARGARET RADCLIFF GRIFFIN
WARRANTY DEED FILED IN THE OFFICE OF
THE COUNTY CLERK, BERNALILLO COUNTY,
NM IN BOOK D272-A, PAGE 660 ON JUNE
5, 1986 DOCUMENT NO. 86-51146

The B.E.A.R. Company	
Mike Beyer, PS	
Scale: 1"=30'	12 Spring Court
Date: 10/25/2006	Edgewood, New Mexico
Phone: 505-281-4519	Sheet 2 of 2