

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 6-K14(R) AND 5-K15B(R) 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 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, FILED IN BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN VOLUME D, FOLIO 142.
6. GROSS AREA: 0.9670 ACRES
7. NUMBER OF EXISTING LOTS: 11 PORTIONS
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED SU-3, SPECIAL CENTER ZONE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**LEGAL DESCRIPTION**

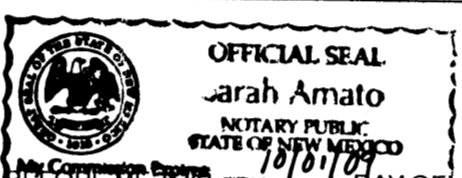
A certain tract of land being and comprised of portions of Lots numbered Thirteen (13) through Twenty-four (24) in Block numbered Twenty-one (21) of the New Mexico Town Company's Original Townsite of Albuquerque, New Mexico all as the same is shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on December 29, 1882; recorded in Map Book D, Folio 140 TOGETHER WITH A vacated portion of Park Avenue SW and landscaped median and being more particularly described as follows:  
 BEGINNING at the Southeast corner of said tract being a point on the West right-of-way of 7th Street SW; whence the City of Albuquerque ACS monument 6-K-14 (R) bears S 86° 55' 34" E, 3288.19 feet distant; thence from said Point of Beginning along said right-of-way S 09° 19' 13" W, 29.93 feet to the Southeast corner of said tract being a point on the North right-of-way Gold Avenue NW; thence along said right-of-way N 80° 49' 03" W, 300.19 feet along said right-of-way to the Southwest corner of said tract, being a point on the East right-of-way of 8th Street SW, thence along said right-of-way N 09° 00' 57" E, 125.60 feet along said right-of-way to a point of curvature; thence northeasterly along a curve to the right with a central angle of 89° 51' 44", having a radius of 30.00 feet, a distance of 47.05 feet (chord bearing N 54° 15' 05" E, 42.38 feet) to the South right-of-way of a public alley; thence along said right-of-way S 80° 40' 47" E, 285.85 feet to the Northeast corner, being a point on the West right-of-way of 7th Street SW; thence along said right-of-way S 09° 19' 13" W, 110.39 feet to the POINT OF BEGINNING and containing 0.9670 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 DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Frank Venaglia DATE: 2-19-07  
 OWNER(S) PRINT NAME: FRANK VENAGLIA  
 ADDRESS: 1806 STANFORD N.E 87106 TRACT: \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 )SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED AND CORRECTED BY ME ON FEBRUARY 19, 2007.  
 BY: FRANK VENAGLIA  
 MY COMMISSION EXPIRES: 10/11/09  
Sarah 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 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 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 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.

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/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHEGAR DOORS AND FIVE FEET (5) ON EACH SIDE.

**UTILITY APPROVALS**

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

**PLAT OF  
 LOT 13-A, BLOCK 21  
 NEW MEXICO TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE  
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2007  
 SHEET 1 OF 2**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOT LINES BETWEEN PORTIONS OF ELEVEN (11) EXISTING LOTS, TO INCORPORATE RIGHT-OF-WAY VACATED BY PROJECT #1005137 AND TO DEDICATE PUBLIC RIGHT-OF-WAY THEREBY CREATING ONE (1) COMBINED LOT.

**PRELIMINARY PLAT  
 APPROVED BY DRB**

ON 3/14/07  
 APPLICATION NO. \_\_\_\_\_

CITY APPROVALS: PROJECT NO.: \_\_\_\_\_  
Glenn Bejar 2-20-07  
 CITY SURVEYOR DATE  
 TRAFFIC ENGINEERING DATE  
 PARKS & RECREATION DEPARTMENT DATE  
 WATER UTILITIES DEPARTMENT DATE  
 A.M.A.F.C.A. DATE  
 CITY ENGINEER DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
 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 02-19-07  
 MITCHELL W. REYNOLDS Date  
 New Mexico Professional Surveyor, 11224

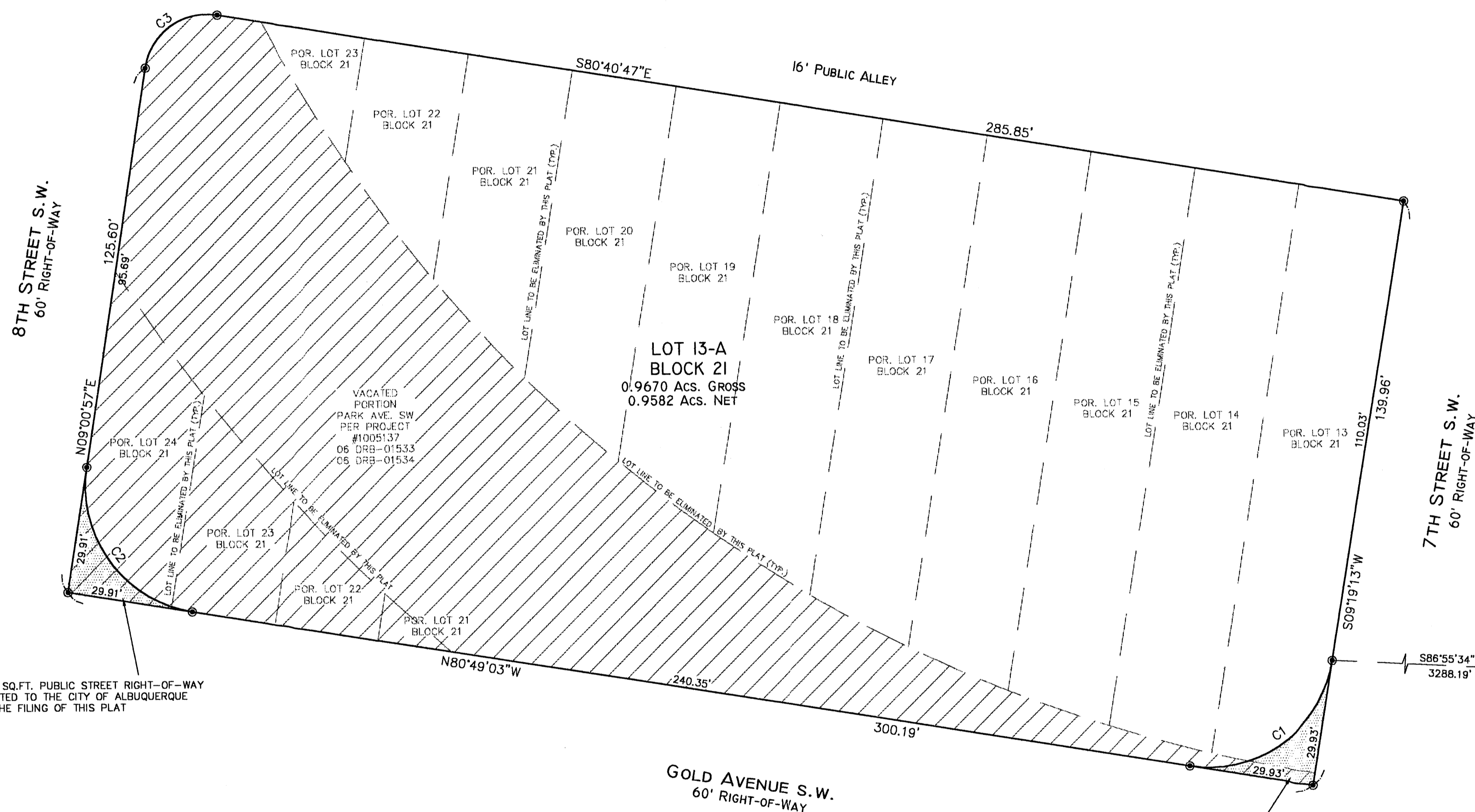


**SURVEYS SOUTHWEST LTD.**

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

PLAT OF  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2007  
 SHEET 2 OF 2

10 5 0 10 20 30  
 SCALE: 1" = 20'  
 PROJECT NO. 0611JT03  
 DRAWN BY PGB  
 ZONE, ATLAS: K-14-Z  
 DICAPO.CRS



191.84 SQ.FT. PUBLIC STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT

192.06 SQ.FT. PUBLIC STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT

STATION: 6-K14(R)  
 X = 1485941.10  
 Y = 382162.22  
 GROUND TO GRID = 0.99967824  
 DELTA ALPHA = -0°13'35"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION: 5-K15B(R)  
 X = 1485651.02  
 Y = 383522.91  
 GROUND TO GRID = 0.99967600  
 DELTA ALPHA = -0°13'26"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.05'	89°51'44"	S54°15'05"W	42.38'
C2	30.00'	47.04'	89°50'00"	N35°54'03"W	42.43'
C3	15.00'	23.64'	90°18'16"	N54°10'05"E	21.27'

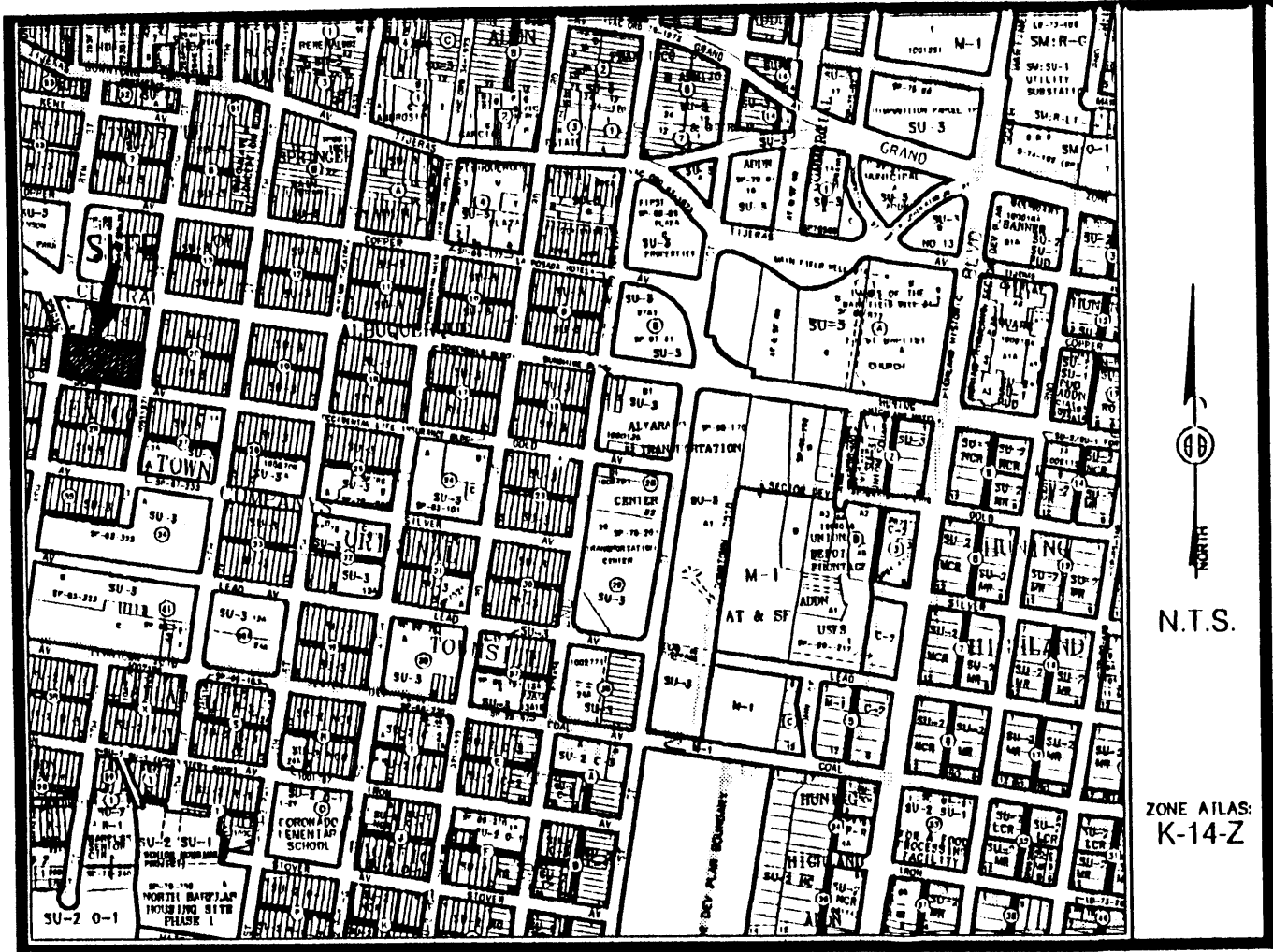
MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR LS 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. 20



Vicinity Map

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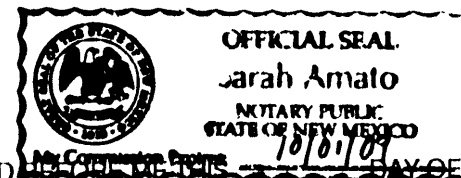
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 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2007  
 SHEET 1 OF 2**

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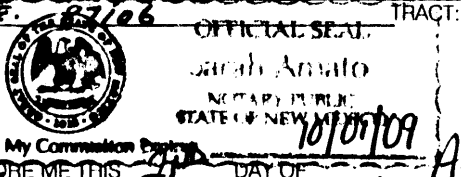
OWNER(S) SIGNATURE: Frank Venaglia DATE: 2-19-07  
 OWNER(S) PRINT NAME: FRANK VENAGLIA TRUSTEE, VENAGLIA FAMILY TRUST  
 ADDRESS: 1806 STANFORD N.E. 87106 TRACT:

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF FEBRUARY, 2007.  
 BY: FRANK VENAGLIA, TRUSTEE, VENAGLIA FAMILY TRUST

MY COMMISSION EXPIRES: 10/10/09  
 OWNER(S) SIGNATURE: Anna P. Venaglia Trustee DATE: 4/2/07  
 OWNER(S) PRINT NAME: ANNA P. VENAGLIA, TRUSTEE, VENAGLIA FAMILY TRUST  
 ADDRESS: 1806 STANFORD N.E. 87106 TRACT:



ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF APRIL, 2007.  
 BY: ANNA P. VENAGLIA, TRUSTEE, VENAGLIA FAMILY TRUST

MY COMMISSION EXPIRES: 10/10/09  
 NOTARY PUBLIC

**PUBLIC UTILITY EASEMENTS**

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**UTILITY APPROVALS**

Leah M. Mc 3-30-07  
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE

Kim Weston 2-21-07  
 QWEST TELECOMMUNICATIONS DATE

Karen Dunbar 2-22-07  
 COMCAST CABLE DATE

CITY APPROVALS: PROJECT NO.: 1005137 APPLICATION NO. 07 DRB-00205

John B. Burt 2-20-07  
 CITY SURVEYOR DATE

John A. Burt 3-14-07  
 TRAFFIC ENGINEERING DATE

Christina Sandoval 3/14/07  
 PARKS & RECREATION DEPARTMENT DATE

Roger A. Sheen 3-14-07  
 WATER UTILITIES DEPARTMENT DATE

Bradley L. Sington 3/14/07  
 A.M.A.F.C.A. DATE

Bradley L. Sington 3/14/07  
 CITY ENGINEER DATE

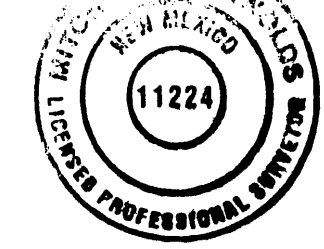
Jim Matson 3/30/07  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Jeff M. Howell 3-30-07  
 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 02-19-07  
 MITCHELL W. REYNOLDS Date  
 New Mexico Professional Surveyor, 11224



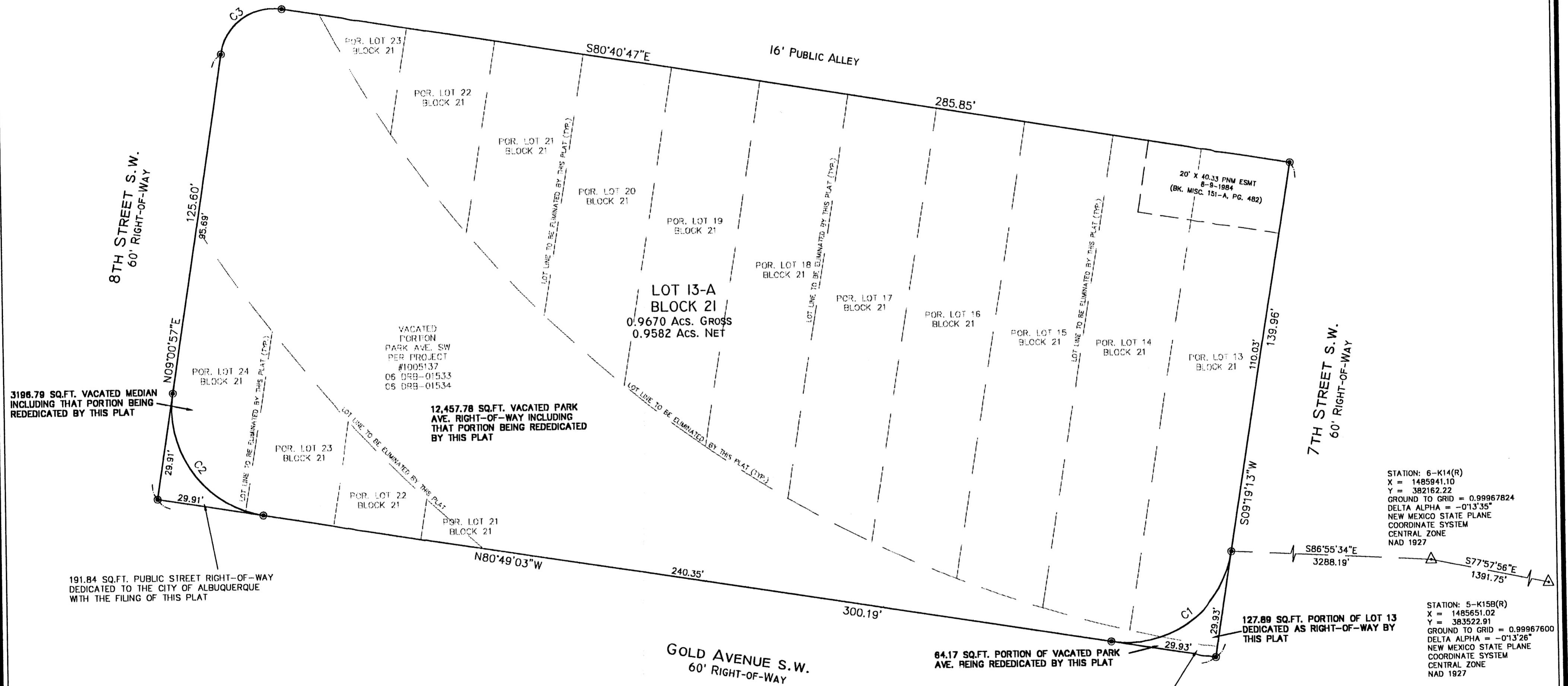
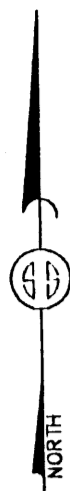
**SURVEYS SOUTHWEST LTD.**

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 101405703742322905/101405704742222914  
 PROPERTY OWNER OF RECORD:  
Frank Venaglia  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
on cheswin 4-2-07

PLAT OF  
 LOT 13-A, BLOCK 21  
 NEW MEXICO TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE  
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2007  
 SHEET 2 OF 2

10 5 0 10 20 30  
 SCALE: 1" = 20'  
 PROJECT NO. 0611J103  
 DRAWN BY PGB  
 ZONE ATLAS: K-14-Z  
 DICAP0.CR5



STATION: 6-K14(R)  
 X = 1485941.10  
 Y = 382162.22  
 GROUND TO GRID = 0.99967824  
 DELTA ALPHA = -0'13'35"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION: 5-K158(R)  
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 Y = 383522.91  
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 DELTA ALPHA = -0'13'26"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

CURVE TABLE					
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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 LS 11224" UNLESS OTHERWISE NOTED

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 87102

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T10N R3E SEC. 20



Maggie Toulouse Bern. Co. PLAT R 12.99