

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 NDC 20-1 AND 1-J15(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 LOTS 1-A LANDS OF THE ALBUQUERQUE BOARD OF REALTORS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER IN VOLUME B-15, FOLIO 132.
6. GROSS AREA: 2.8992 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED C-3

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

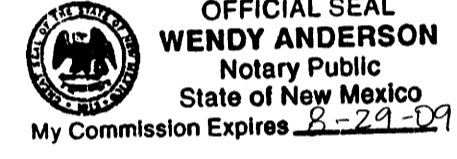
LEGAL DESCRIPTION

Lot numbered One-A (1-A) of Lands of Albuquerque Board of Realtors, being a Replat of Lots 1 and 2, Lands of Albuquerque Board of Realtors, Sections 9 and 16, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 1976, in Plat Book B15, Page 132, together with Lot numbered Two-A-One (2-A-1) of Plat of Lot 2-A-1, Lands of the Albuquerque Board of Realtors Projected Section 16, Township 10 North, Range 3 East, N.M.P.M., 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 August 9, 2004, in plat book 2004C, page 231.

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.

OWNER(S) SIGNATURE: [Signature] DATE: 1/12/07
 OWNER(S) PRINT NAME: Gary Doran for Albuquerque Metropolitan Board of Realtors
 ADDRESS: 1635 University Blvd NE TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 2007.
 BY: Wendy Anderson for Gary Doran CEO
 MY COMMISSION EXPIRES: August 29, 2009 Wendy Anderson
 NOTARY PUBLIC



PLAT OF
 TRACT 1-A-1
 LANDS OF
 ALBUQUERQUE BOARD OF REALTORS
 PROJECTED SECTION 16, T. 10 N. R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING LOTS INTO ONE (1) NEW LOT.

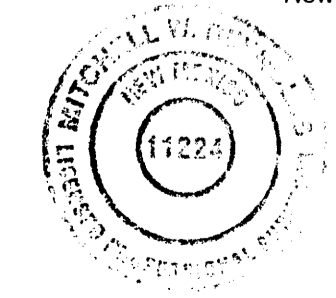
CITY APPROVALS: PROJECT NO.:	APPLICATION NO.:
_____	_____
CITY SURVEYOR	DATE <u>1-16-07</u>
TRAFFIC ENGINEERING	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
WATER UTILITIES DEPARTMENT	DATE _____
A.M.A.F.C.A.	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 01/24/07**

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 01-10-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

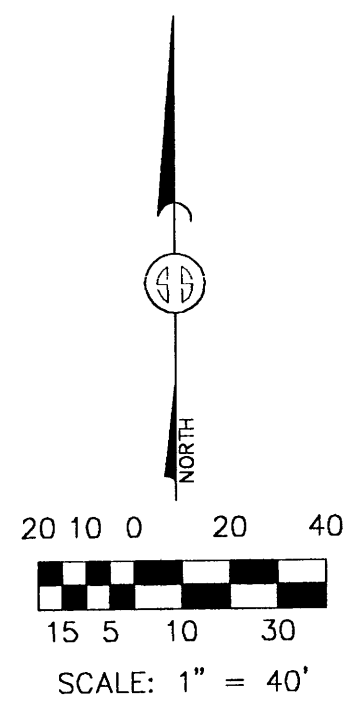


SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
T10N R3E SEC. 16

PLAT OF
TRACT 1-A-1
LANDS OF
ALBUQUERQUE BOARD OF REALTORS
PROJECTED SECTION 16, T. 10 N. R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 2 OF 2

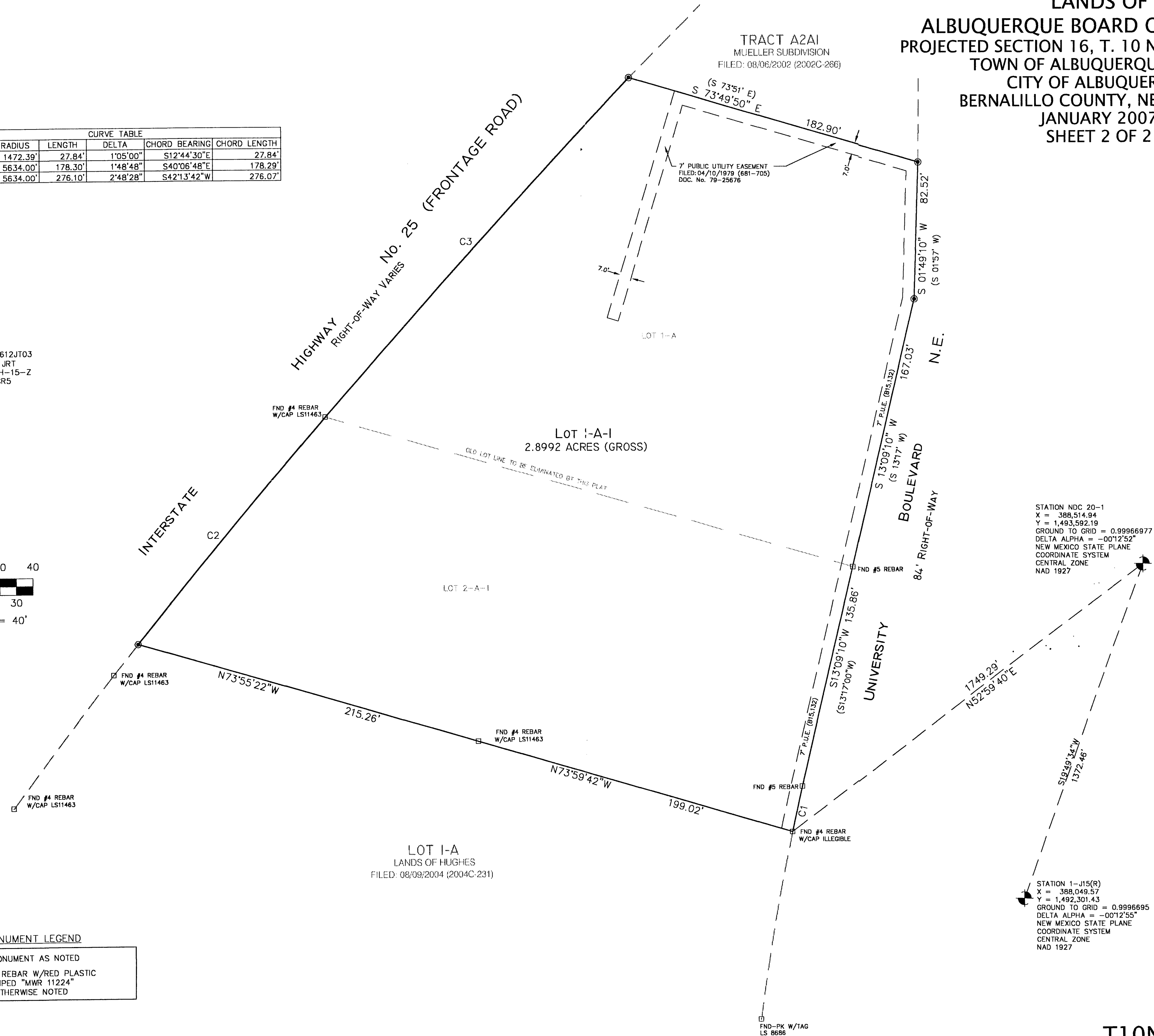
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1472.39'	27.84'	1°05'00"	S12°44'30"E	27.84'
C2	5634.00'	178.30'	1°48'48"	S40°06'48"E	178.29'
C3	5634.00'	276.10'	2°48'28"	S42°13'42"W	276.07'

PROJECT NO. 0612JT03
DRAWN BY JRT
ZONE ATLAS: H-15-Z
NEWMAN.CR5



MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED



STATION NDC 20-1
X = 388,514.94
Y = 1,493,592.19
GROUND TO GRID = 0.99966977
DELTA ALPHA = -00°12'52"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 1-J15(R)
X = 388,049.57
Y = 1,492,301.43
GROUND TO GRID = 0.9996695
DELTA ALPHA = -00°12'55"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

BOUNDARY SURVEY
LOTS 1-A & 2-A-1
LANDS OF
ALBUQUERQUE BOARD OF REALTORS
PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2006

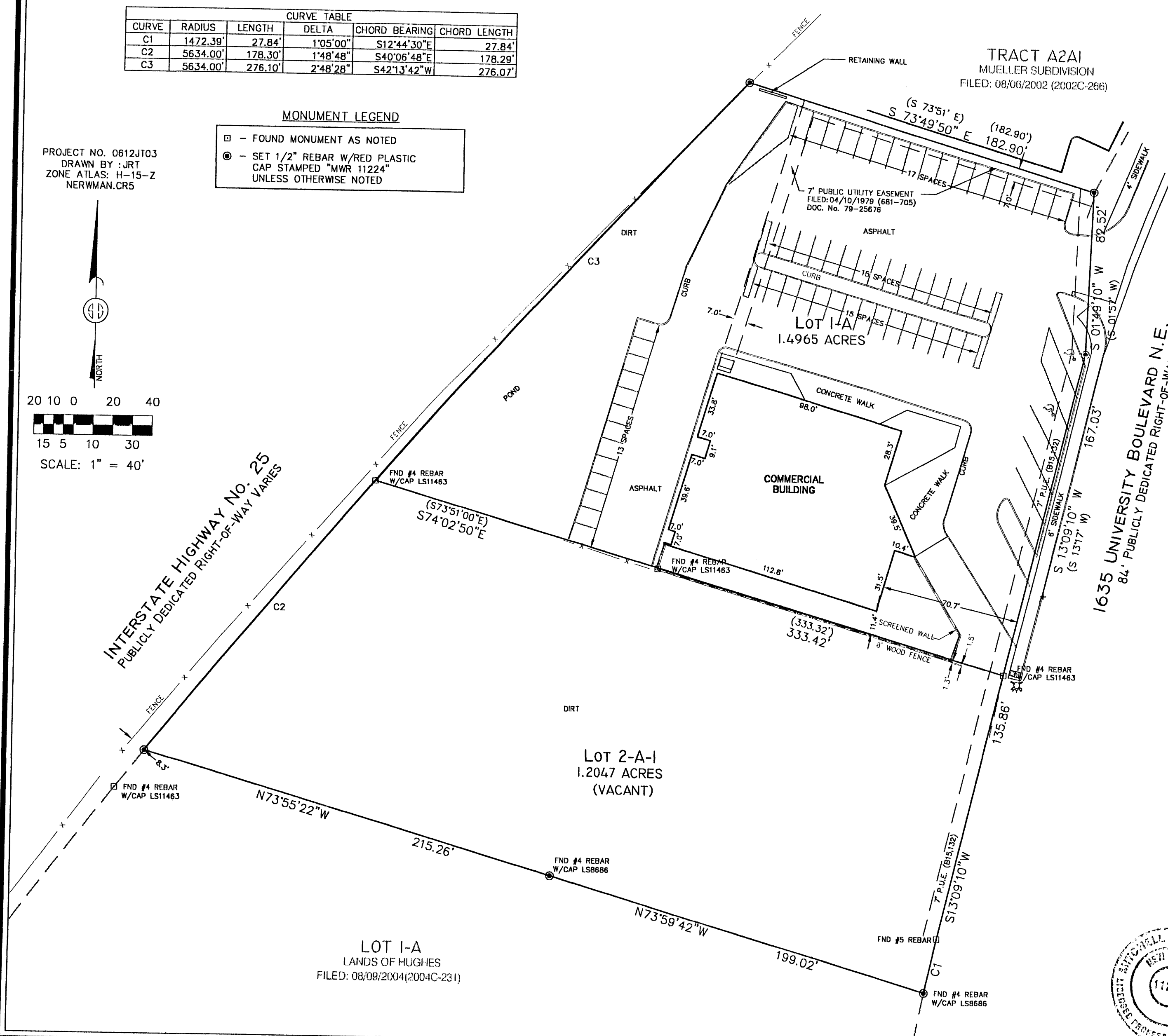
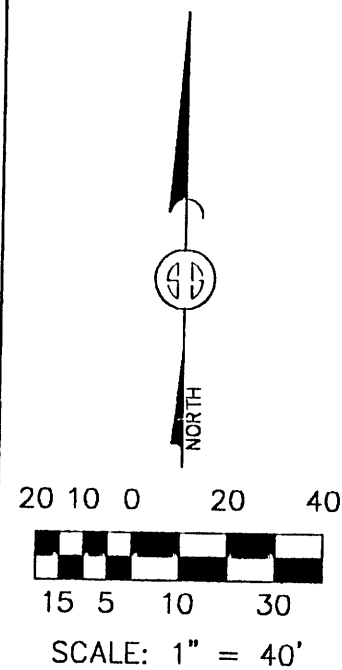
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MONUMENT LEGEND

□ - FOUND MONUMENT AS NOTED

● - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

PROJECT NO. 0612JT03
 DRAWN BY: JRT
 ZONE ATLAS: H-15-Z
 NERNMAN.CRS



LEGAL DESCRIPTION
PARCEL I
 Lot numbered One-A (1-A) of Lands of Albuquerque Board of Realtors, being a Replat of Lots 1 and 2, Lands of Albuquerque Board of Realtors, Sections 9 and 16, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 1978, in Plat Book B15, Page 132.

AND

PARCEL II
 Lot numbered Two-A-one (2-A-1) of Plat of Lot 2-A-1, Lands of the Albuquerque Board of Realtors and Lot 1-A, Lands of Hughes, Projected Section 16, Township 10 North, Range 3 East, N.M.P.M. Town of Albuquerque Grant, 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 August 9, 2004, in Plat Book 2004C, Page 231.

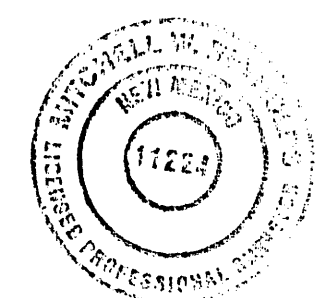
- NOTES**
- 1) Basis of bearings per plat of Lands of Albuquerque Board of Realtors as filed on November 3, 1978 in Book B15, page 132.
 - 2) Bearings and distances in () parentheses per Lands of Albuquerque Board of Realtors as filed on November 3, 1978 in Book B15, page 132.
 - 3) Bearings and distances are field measured.
 - 4) Property UPC # 1-015-059-333-031-40506.
 - 5) Documents used in preparation of survey:
 - a) Said of Lands of Albuquerque Board of Realtors as filed on November 3, 1978 in Book B15, page 132.
 - b) Stewart Title of Albuquerque commitment no. 6120429 dated December 18, 2006.

SURVEYOR'S CERTIFICATE

I, MITCHELL W. REYNOLDS, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY 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 STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

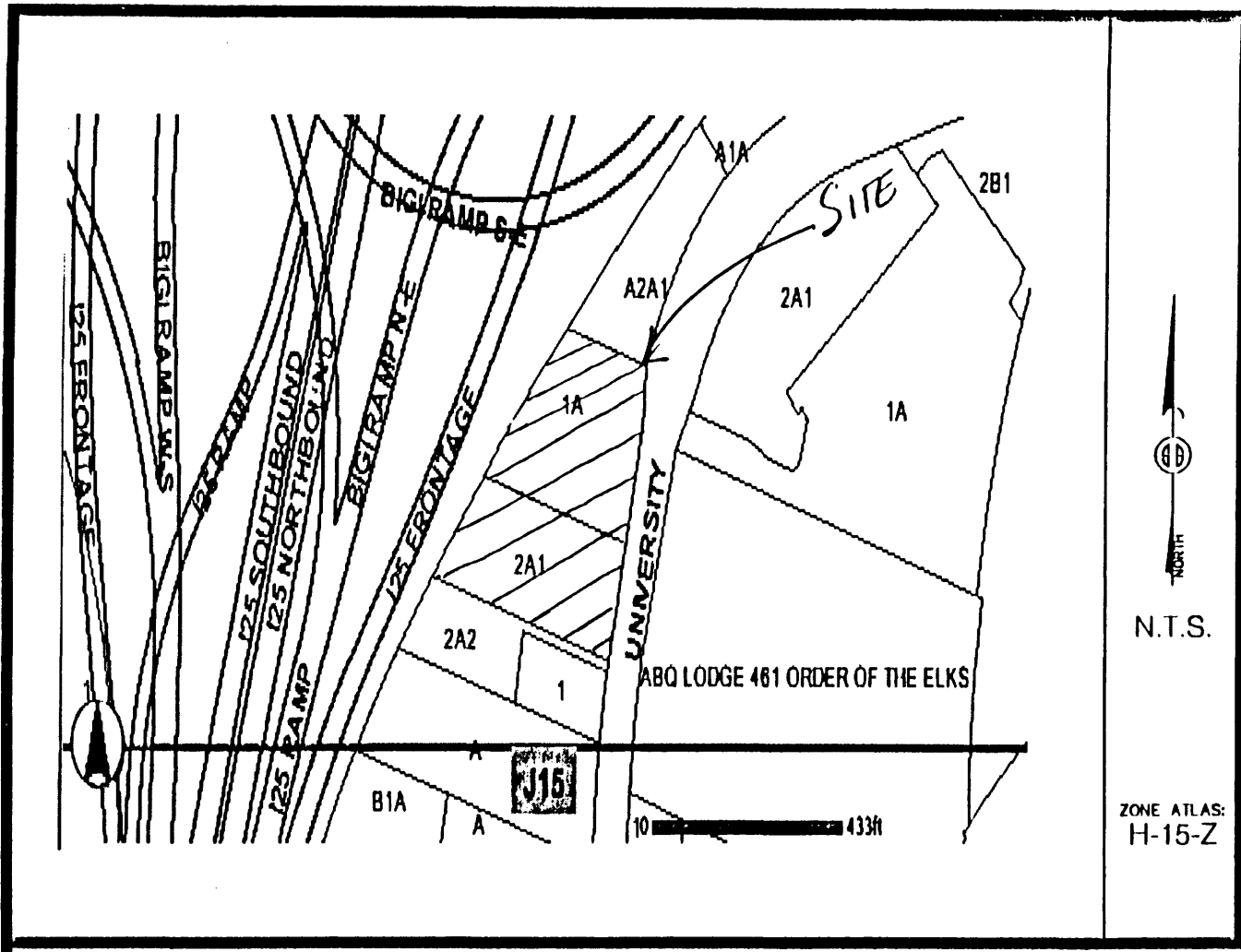
Mitchell W. Reynolds
 MITCHELL W. REYNOLDS, N.M.L.S. NO. 41224

12-28-06
 DATE



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

T10N R3E SEC. 16



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 NDC 20-1 AND 1-J15(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 LOT 1-A LANDS OF THE ALBUQUERQUE BOARD OF REALTORS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER IN VOLUME B-15, FOLIO 132.
 6. GROSS AREA: 2.9063 ACRES
 7. NUMBER OF EXISTING LOTS: 2
 8. NUMBER OF LOTS CREATED: 1
 9. PROPERTY IS ZONED C-3

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC #: 1050533002040505
 PROPERTY OWNER OF RECORD:
Albuquerque Board of Realtors
 BERNALILLO COUNTY TREASURERS OFFICE:
Rupel Grimes 2/10/07

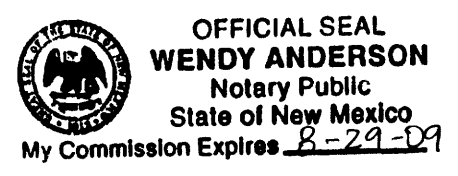
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OWNER(S) SIGNATURE: [Signature] DATE: 1/16/07
 OWNER(S) PRINT NAME: Gary Doran for Albuquerque Metropolitan Board of Realtors
 ADDRESS: 1635 University Blvd NE TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 2007.
 BY: Wendy Anderson for Gary Doran CEO
 MY COMMISSION EXPIRES: August 29, 2009
Wendy Anderson
 NOTARY PUBLIC



**PLAT OF
 LOT 1-A-1
 LANDS OF
 ALBUQUERQUE BOARD OF REALTORS
 PROJECTED SECTION 16, T. 10 N. R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 1 OF 2**

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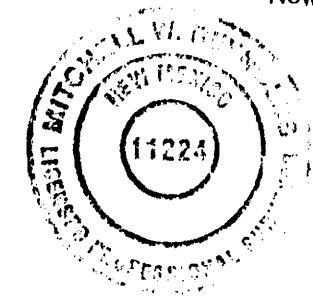
CITY APPROVALS: PROJECT NO.: 1005330 APPLICATION NO. 07DLB-00040

<u>[Signature]</u>	<u>1-16-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>1-24-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>1/24/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>1-24-07</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley R. Dingham</u>	<u>1/24/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Dingham</u>	<u>1/29/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>01/24/07</u>
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 01-10-07
 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

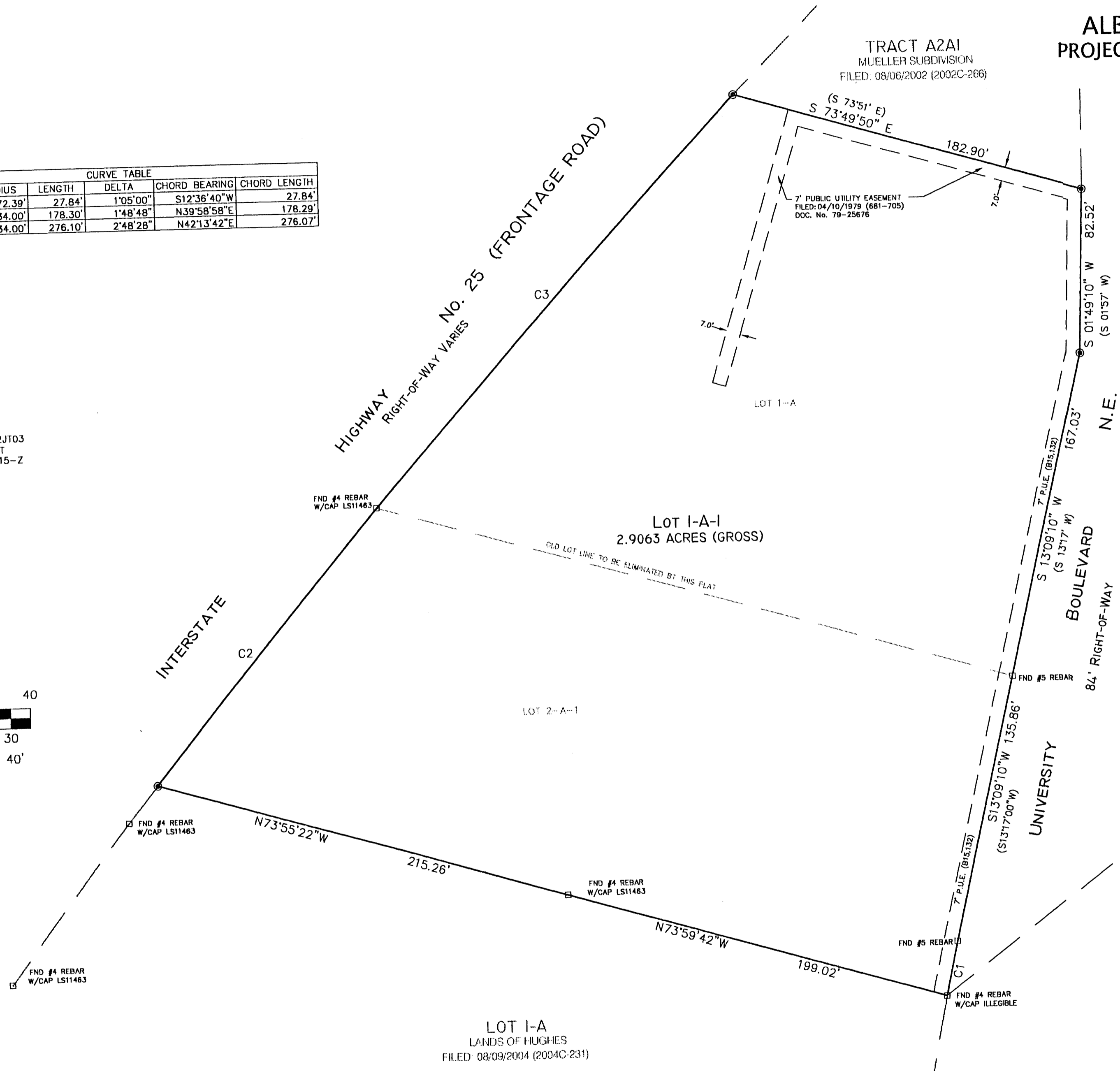
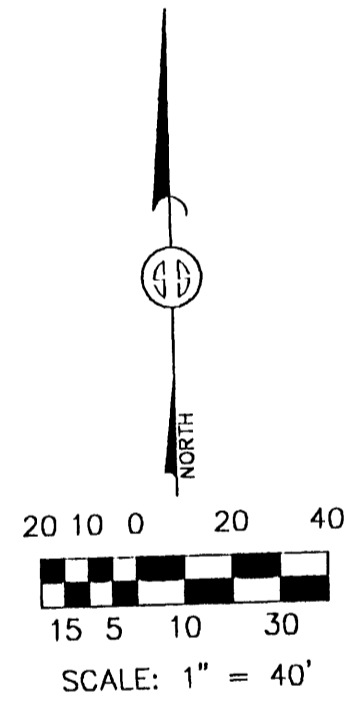
T10N R3E SEC. 16



PLAT OF
 LOT 1-A-1
 LANDS OF
 ALBUQUERQUE BOARD OF REALTORS
 PROJECTED SECTION 16, T. 10 N. R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1472.39'	27.84'	1°05'00"	S12°36'40"W	27.84'
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C3	5634.00'	276.10'	2°48'28"	N42°13'42"E	276.07'

PROJECT NO. 0612JT03
 DRAWN BY JRT
 ZONE ATLAS: H-15-Z
 NEWMAN.CR5



STATION NDC 20-1
 X = 388,514.94
 Y = 1,493,592.19
 GROUND TO GRID = 0.99966977
 DELTA ALPHA = -00°12'52"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 1-J15(R)
 X = 388,049.57
 Y = 1,492,301.43
 GROUND TO GRID = 0.9996695
 DELTA ALPHA = -00°12'55"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

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

2687819554
 8662891
 Page: 2 of 2
 02/06/2007 09:29A
 Bk-2087C Pg-29

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 16