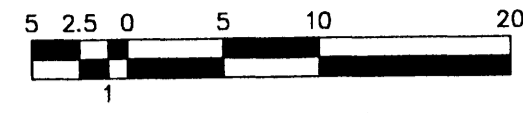
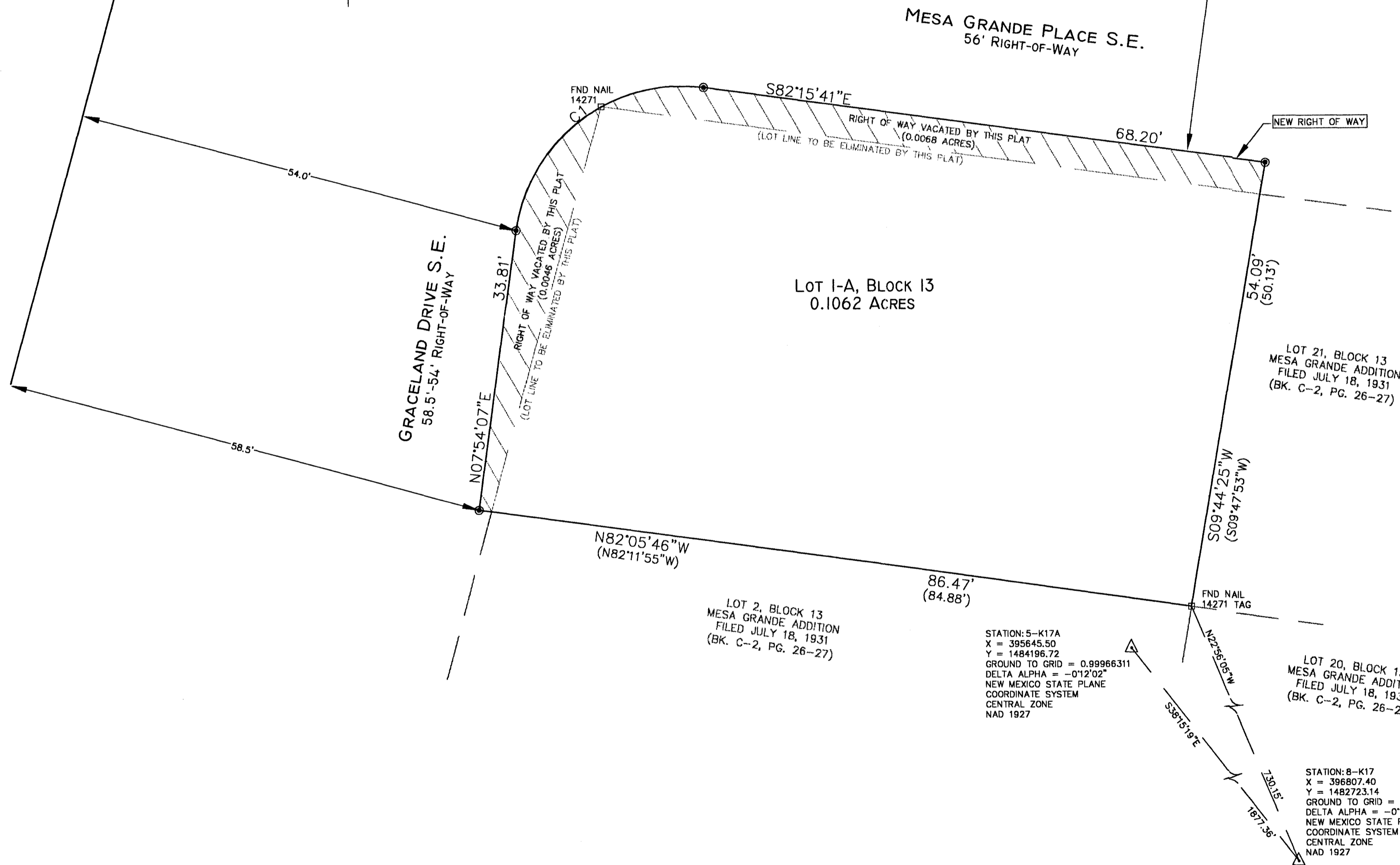


PLAT OF
 LOT 1-A, BLOCK 13
 MESA GRANDE ADDITION
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2007
 SHEET 2 OF 2



SCALE: 1" = 10'
 PROJECT NO. 0706EH02
 DRAWN BY EH
 ZONE ATLAS: K-17-Z
 1B13MESA.CRS



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

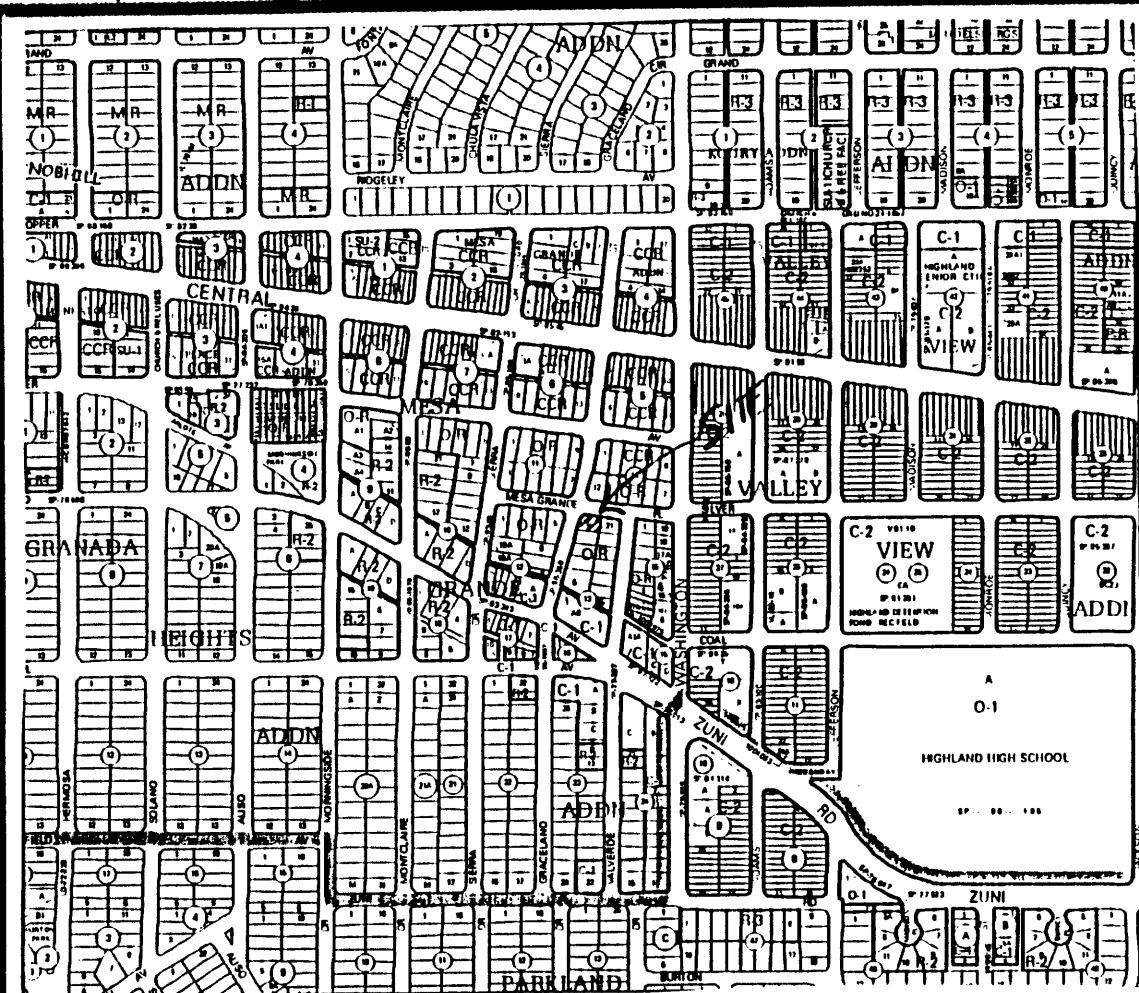
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.47	20.00	90°09'48"	28.32	N52°49'13"E

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 87102

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 FAX: (505) 998-0306

T10N R3E SEC. 23



N.T.S.

ZONE ATLAS:
K-17-Z

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 5-K17A AND 8-K17, 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 MESA GRANDE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1931 IN VOLUME C-2, FOLIO 26-27.
6. GROSS AREA: 0.1062 ACRES
7. NUMBER OF EXISTING LOTS: 1 AND VACATED RIGHT OF WAY.
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED O-R.

PROJECT NO. 0706EH02
DRAWN BY EIH
ZONE ATLAS: K-17-Z
1B13MESA.CR5

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC #: 1017059233/4833/04
PROPERTY OWNER OF RECORD:
Thomas Schroeder
BERNALILLO COUNTY TREASURER'S OFFICE:
Jacinto R. Bernal

LEGAL DESCRIPTION

A certain tract of land being and comprised of Lot numbered One (1) in Block numbered Thirteen (13) of MESA GRANDE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931, Book C-2, pages 26-27 TOGETHER WITH portion of vacated right-of-way and being more particularly described as follows:
BEGINNING at the Southeast corner of said tract being the Southeast corner of said Lot 1, Block 13 MESA GRANDE ADDITION, thence from said point of beginning N 82° 05' 46" W, 86.47 feet to the Southwest corner, being a point on the new East right-of-way of Graceland Drive SE; thence along said right-of-way N 07° 54' 07" E, 33.81 feet to a point of curvature to the right with a central angle of 90° 09' 48", having a radius of 20.00 feet, a distance of 31.47 feet (chord bearing N 52° 49' 13" E, 28.32 feet) to the Northwest corner, being a point on the new South right-of-way of Mesa Grande Place SE; thence along said right-of-way S 82° 15' 41" E, 68.20 feet to the Northeast corner; thence leaving said right-of-way S 09° 44' 25" W, 54.09 feet to the POINT OF BEGINNING and containing 0.1062 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.

OWNER(S) SIGNATURE: Thomas C. Schroeder DATE: 6/12/07
OWNER(S) PRINT NAME: THOMAS C. SCHROEDER
ADDRESS: 9121 LORITA NW, ALBUQUERQUE TRACT:
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)
OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10/10/09
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JUNE, 2007.
BY: THOMAS C. SCHROEDER
MY COMMISSION EXPIRES: 10/10/09
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, REHEW, 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/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

UTILITY APPROVALS

Leah D. Mark 7-10-07
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE
David B. Sandoval 7/18/07
QWEST TELECOMMUNICATIONS DATE
Janice Pearson 7-18-07
COMCAST CABLE DATE

DOCH 2007114524
08/07/2007 02:58 PM Page: 1 of 2
PLAT R-\$12.00 B-2007C P-0212 M. Toulouse, Bernalillo County

PLAT OF
LOT 1-A, BLOCK 13
MESA GRANDE ADDITION
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2007
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO INCLUDE VACATED RIGHT OF WAY INTO AN ADJACENT LOT AND CREATE ONE NEW LOT.

CITY APPROVALS: PROJECT NO.: 1005334 APPLICATION NO. 07DRB-70062
PL B Galt 6-13-07
CITY SURVEYOR DATE
PL SJ 7-11-07
TRAFFIC ENGINEERING DATE
Christina Sandoval 7/6/07
PARKS & RECREATION DEPARTMENT DATE
Roger A. Shanon 7-11-07
WATER UTILITIES DEPARTMENT DATE
Bradley A. Bingham 7/11/07
A.M.A.F.C.A. DATE
Bradley A. Bingham 7/11/07
CITY ENGINEER DATE
Andrew J. Jirice 8-7-07
DRB CHAIRPERSON/PLANNING DEPARTMENT DATE
John M. Howard 8-7-07
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 06-12-07
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224

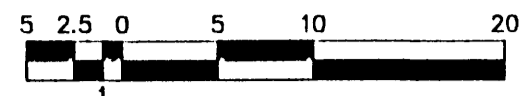


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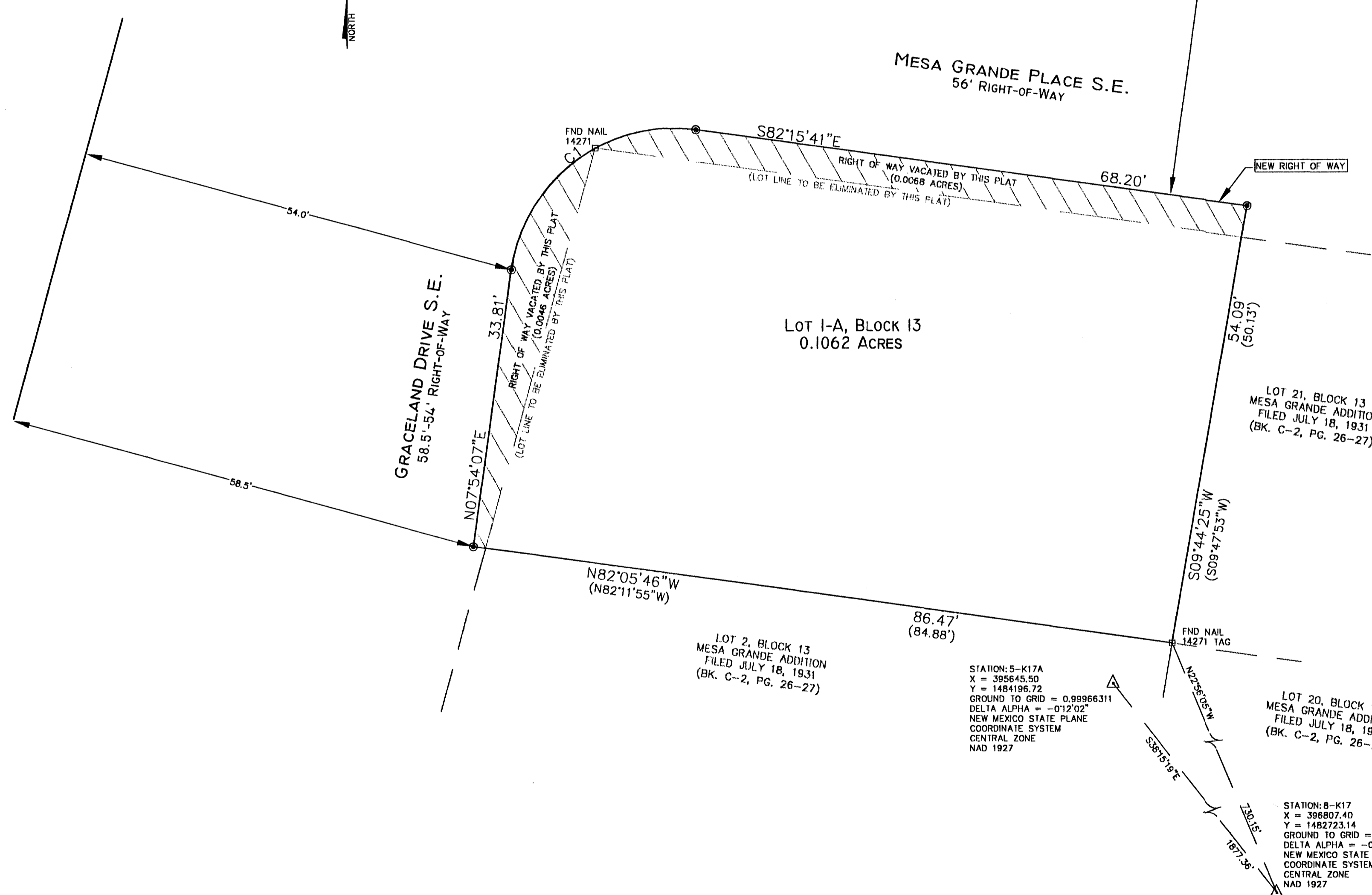
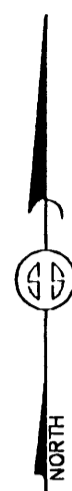
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PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 23

PLAT OF
 LOT 1-A, BLOCK 13
 MESA GRANDE ADDITION
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2007
 SHEET 2 OF 2



SCALE: 1" = 10'
 PROJECT NO. 0706EH02
 DRAWN BY EH
 ZONE ALIAS: K-17-Z
 I813MESA.CR5



DOCH 2007114524

08/07/2007 02:58 PM Page: 2 of 2
 PLAT R: \$12.00 B: 2007C P: 0212 R Toulouse, Bernalillo County

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T10N R3E SEC. 23