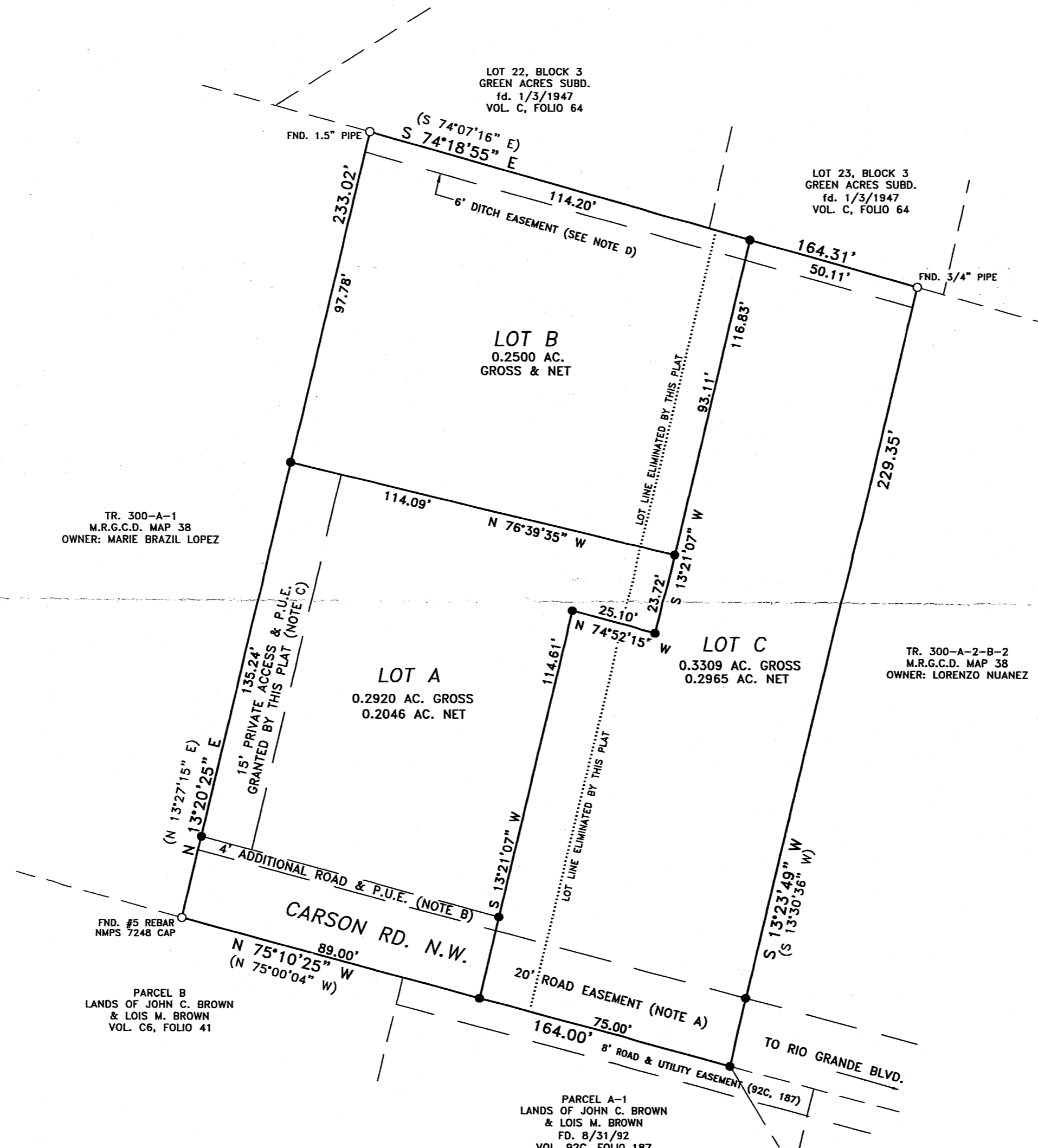


PLAT OF
 LOTS A, B & C
 LANDS OF LOPEZ & PADILLA
 Projected Section 13, T10N, R2E, NMPM
 within the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 March, 2007

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____



APS PRE-DEVELOPMENT FEE NOTICE:
 The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on March 29, 2007, in Book A134, Page 7600, Document No. 2007 047692.

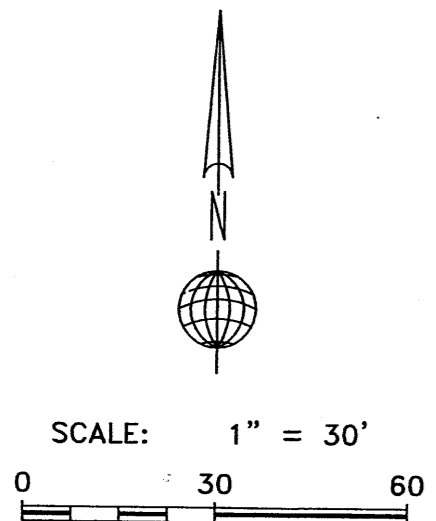
- EASEMENT NOTES:**
- A. 20' Road Easement granted by deed recorded on September 15, 1949 in Book D-117, Pg. 338. Said easement is for the benefit of Lots A, B & C shown hereon, and also for the benefit of Tract 300-A-1 lying west of these lots, and the adjacent property lying south of these lots. This road shall be maintained by the owner(s) of the properties benefited by said easement.
 - B. 4' Additional Road and Public Utility Easement granted by this plat for the benefit of the owners of Lots A, B & C shown hereon, and for the benefit of the properties listed in Note A above. This road shall be maintained by the owner(s) of the properties benefited by said easement.
 - C. 15' Private Access and Public Utility Easement granted by this plat for the benefit and use of the owners of Lots A & B shown hereon. This road shall be maintained by the owner(s) of the properties benefited by said easement.
 - D. 6' Ditch Easement granted by the deed recorded on September 15, 1949 in Book D-117, Page 338.

MONUMENT LEGEND

| | |
|---|---|
| △ | - FOUND CONTROL STATION AS NOTED |
| ○ | - FOUND MONUMENT AS NOTED |
| ● | - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED |

ACS STATION "14-J13"
 STATE PLANE COORDINATES
 X=374159.66, Y=1490095.28
 CENTRAL ZONE (NAD 27)
 G-G FACTOR: 0.9996811
 DELTA ALPHA: -0°14'31"

ALPHA PROFESSIONAL SURVEYING, INC.
 4320-C RIDGECREST DRIVE #192, RIO RANCHO, NEW MEXICO 87124
 (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: GEG FILE NO: 07-009P





VICINITY MAP ZONE ATLAS J12

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 14-J13 AND 8-H13.
2. BEARINGS AND DISTANCES IN PARENTHESIS () PER BOUNDARY SURVEY PLAT OF TRACTS 300-A-1 AND 300-A-2-B-1, MRGCD MAP-38, FILED ON MARCH 29, 2004 IN BOOK-2004S, PAGE 22.
3. DISTANCES ARE GROUND DISTANCES IN FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.8729 ACRE
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 3
8. PROPERTY IS ZONED RA-2.

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

LEGAL DESCRIPTION

A certain tract of land situate within the Town of Albuquerque Grant, projected Section 13, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being designated as the Easterly Sixty feet (E.60') and the Westerly One Hundred four feet (W.104') of Tract 300-A-2-B-1, M.R.G.C.D. Property Map No. 38, and being more particularly described as follows:
 Beginning at the southeast corner of the tract herein described, whence the A.C.S. Station 14-J13 bears S. 31°47' 00"E., 2783.47 feet distant;
 thence, N.75°10'25"W., 164.00 feet to the southwest corner of said tract;
 thence, N.13°20'25"E., 233.02 feet to the northwest corner of said tract;
 thence, S.74°18'55"E., 164.31 feet to the northeast corner of said tract;
 thence, S.13°23'49"W., 229.35 feet to the point of beginning.
 Containing 0.8729 acre, 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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Frank A. Padilla
 FRANK A. PADILLA

Mary G. Padilla
 MARY G. PADILLA

Marie Brazil Lopez
 MARIE BRAZIL LOPEZ

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 23, 2007.
 BY: Frank A. Padilla, Mary G. Padilla

MY COMMISSION EXPIRES: 1/21/2008

Gary E. Gritsko
 NOTARY PUBLIC
 OFFICIAL SEAL
 Gary E. Gritsko
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires _____

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 23, 2007.
 BY: Marie Brazil Lopez

MY COMMISSION EXPIRES: 1/21/2008

Gary E. Gritsko
 NOTARY PUBLIC
 OFFICIAL SEAL
 Gary E. Gritsko
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 LOTS A, B & C
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 within the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 March, 2007

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO (2) EXISTING TRACTS AND TO SUBDIVIDE THE WESTERLY TRACT INTO TWO (2) LOTS, AND TO GRANT ACCESS EASEMENTS TO SAID LOTS.

CITY DRB APPROVALS:

| | |
|--------------------------------------|------------------------|
| PROJECT NO. <u>1005365</u> | APPLICATION NO. _____ |
| <i>[Signature]</i> CITY SURVEYOR | <u>3-26-07</u> DATE |
| TRAFFIC ENGINEERING | DATE |
| PARKS & RECREATION DEPARTMENT | DATE |
| UTILITIES DEVELOPMENT | DATE |
| A.M.A.F.C.A. | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

Gary E. Gritsko
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686
March 24, 2007
 Date

