

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY PERFORMED DECEMBER 8, 2006 BY MITCHELL W. REYNOLDS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 7-H13 AND 8-H13, 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 EL NIDO ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1964 IN VOLUME C6, FOLIO 13.
6. GROSS AREA: 0.2458 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED R-1.
10. THE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS A AND B AND IS TO BE MAINTAINED BY SAID OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 01305903040720715
 PROPERTY OWNER OF RECORD:
Calvin Hoyer Jr
 BERNALILLO COUNTY TREASURER'S OFFICE:
f. juarez 4-18-07

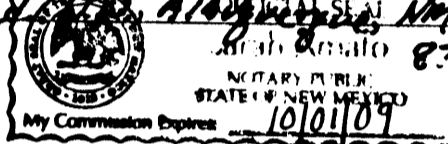
**PLAT OF
 TRACTS A & B
 LANDS OF AKIN
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 1 OF 2**

LEGAL DESCRIPTION
 A certain tract of land being and comprised of Tract 60-A-1 as shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35 in Projected Section 7, Township 10 North, Range 3 East, N.M.P.M., Town of Albuquerque Grant and being more particularly described as follows: BEGINNING at the Southwest corner, of said tract being a point on the East right-of-way of Rio Grande Boulevard NW, whence City of Albuquerque Control Station 7-H13 bears S 15° 56' 25" E, 853.72 feet distant; thence from said POINT OF BEGINNING N 16° 32' 47" W, 163.37 feet along said right-of-way to the Northwest corner of said tract; thence leaving said right-of-way N 88° 35' 13" E, 96.38 feet to the Northeast corner of said tract; thence S 04° 23' 13" W, 165.60 feet to the Southeast corner of said tract; thence N 80° 46' 47" W, 37.65 feet to the POINT OF BEGINNING and containing 0.2458 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.

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS.

OWNER(S) SIGNATURE: Ronald A. Akin DATE: 3/5/07
 OWNER(S) PRINT NAME: Ronald A. Akin
 ADDRESS: 530 Regina Road Albuquerque, NM TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF MARCH, 2007.
 BY: DONALD A. AKIN
 MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
 NOTARY PUBLIC



CITY APPROVALS: PROJECT NO.: 1005412 APPLICATION NO. 07DRB-00269

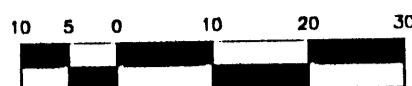
<u>[Signature]</u>	<u>3-5-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>4-2-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Dandora</u>	<u>3/4/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>4/2/07</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley S. Bingham</u>	<u>3/14/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley S. Bingham</u>	<u>3/14/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>03/14/07</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 07-02-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



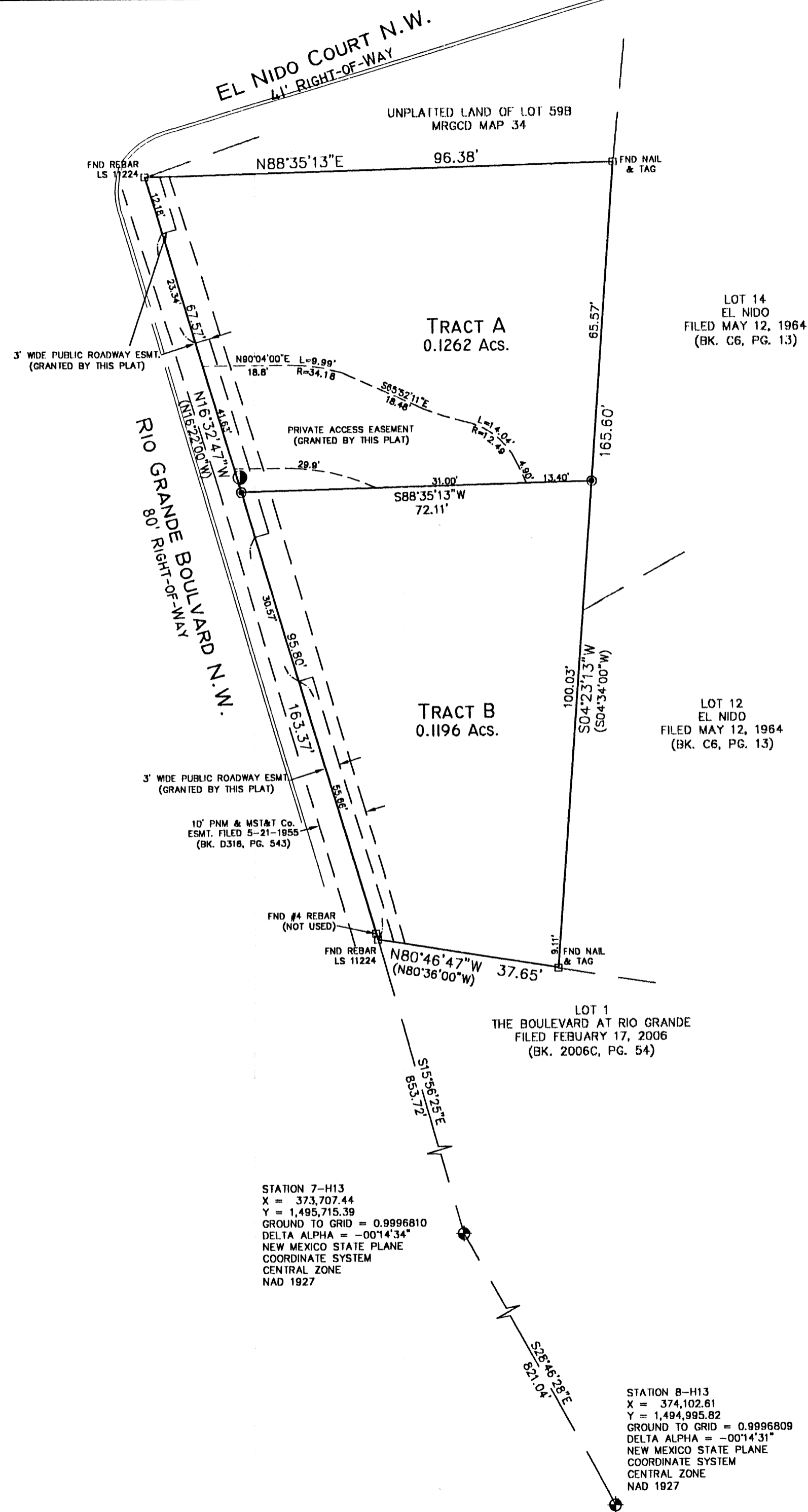
SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 7



SCALE: 1" = 20'
 PROJECT NO. 0702PB04
 DRAWN BY PGB
 ZONE ATLAS: H-13-Z
 2010R10G.CR5



PLAT OF
 TRACTS A & B
 LANDS OF AKIN
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 2 OF 2



LEGEND

- - POWER POLE
- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

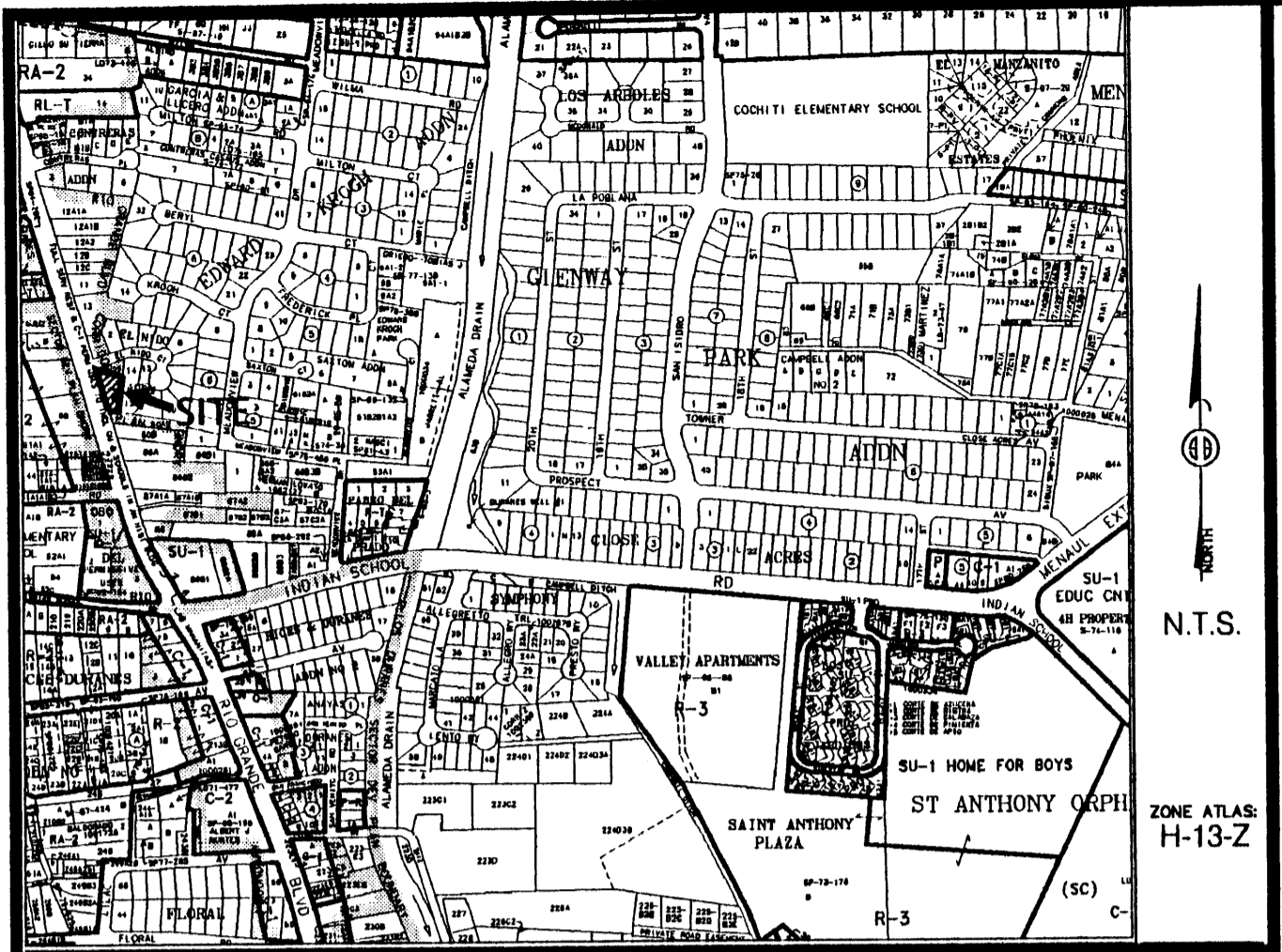
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 683665
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 Bk-2007C Pg-98

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Vicinity Map

SUBDIVISION DATA / NOTES

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6. GROSS AREA: 0.2458 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED R-1.
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON

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

**PLAT OF
 TRACTS A & B
 LANDS OF AKIN
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 1 OF 2**

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____**

LEGAL DESCRIPTION

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DISCLOSURE STATEMENT

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OWNER(S) SIGNATURE: *Ronald A. Akin* DATE: 3/5/07
 OWNER(S) PRINT NAME: Ronald A. Akin
 ADDRESS: 530 Regina Road, Albuquerque, NM 87105 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF MARCH, 2007.
 BY: RONALD AKIN
 MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
 NOTARY PUBLIC

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
<u><i>[Signature]</i></u>		<u>3-5-07</u>
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

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 03-03-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



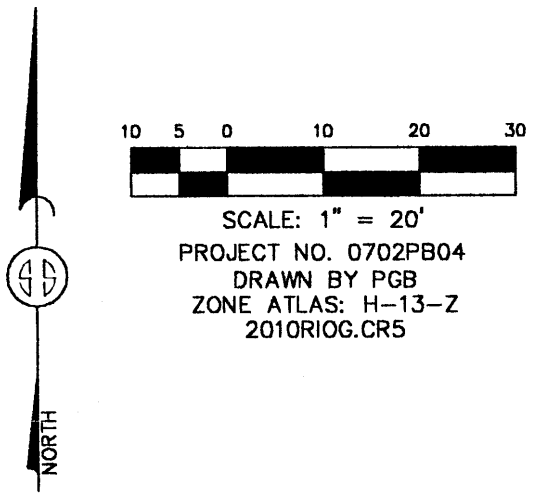
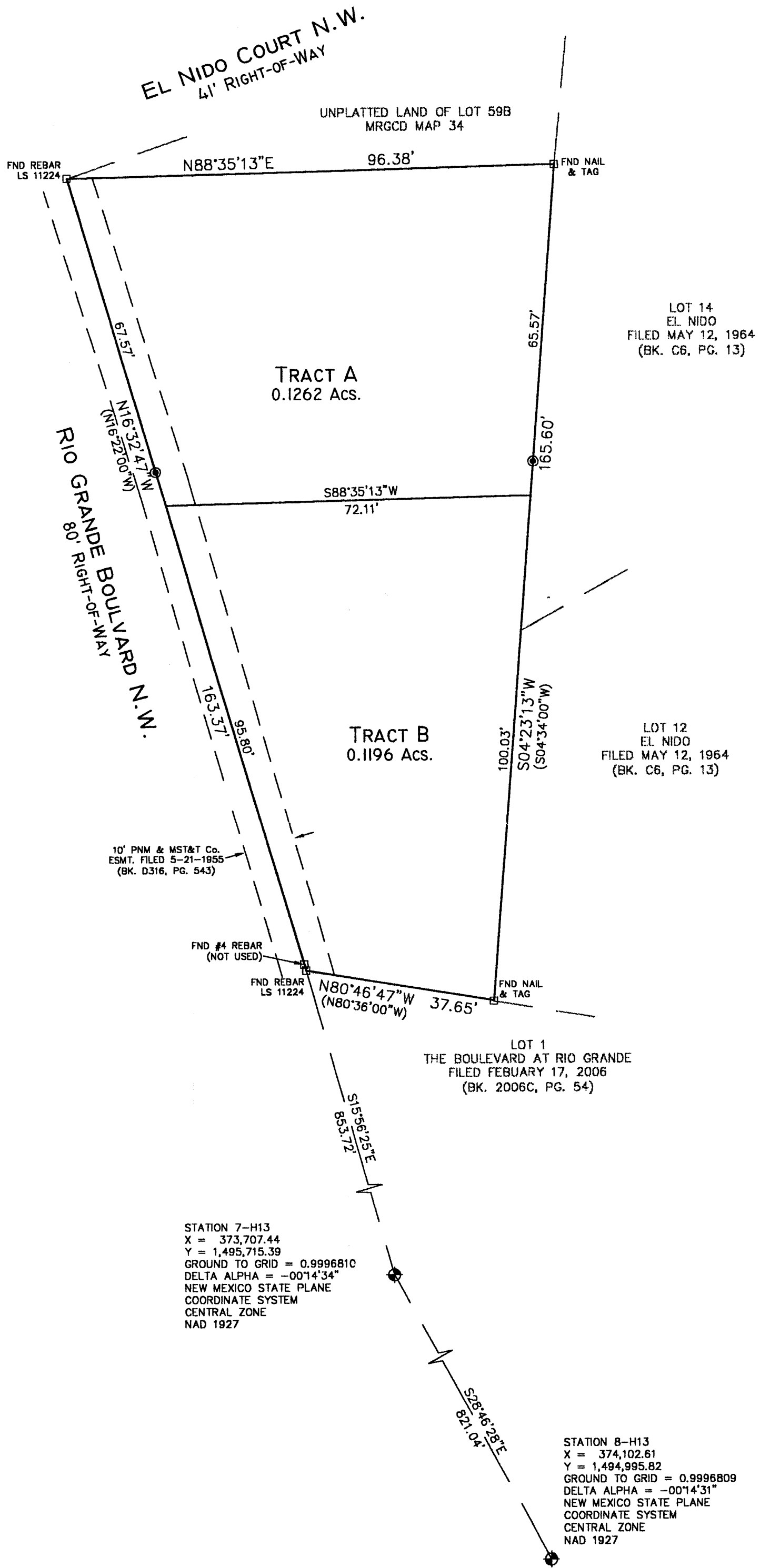
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 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 2 OF 2



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

STATION 7-H13
 X = 373,707.44
 Y = 1,495,715.39
 GROUND TO GRID = 0.9996810
 DELTA ALPHA = -00°14'34"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 8-H13
 X = 374,102.61
 Y = 1,494,995.82
 GROUND TO GRID = 0.9996809
 DELTA ALPHA = -00°14'31"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

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