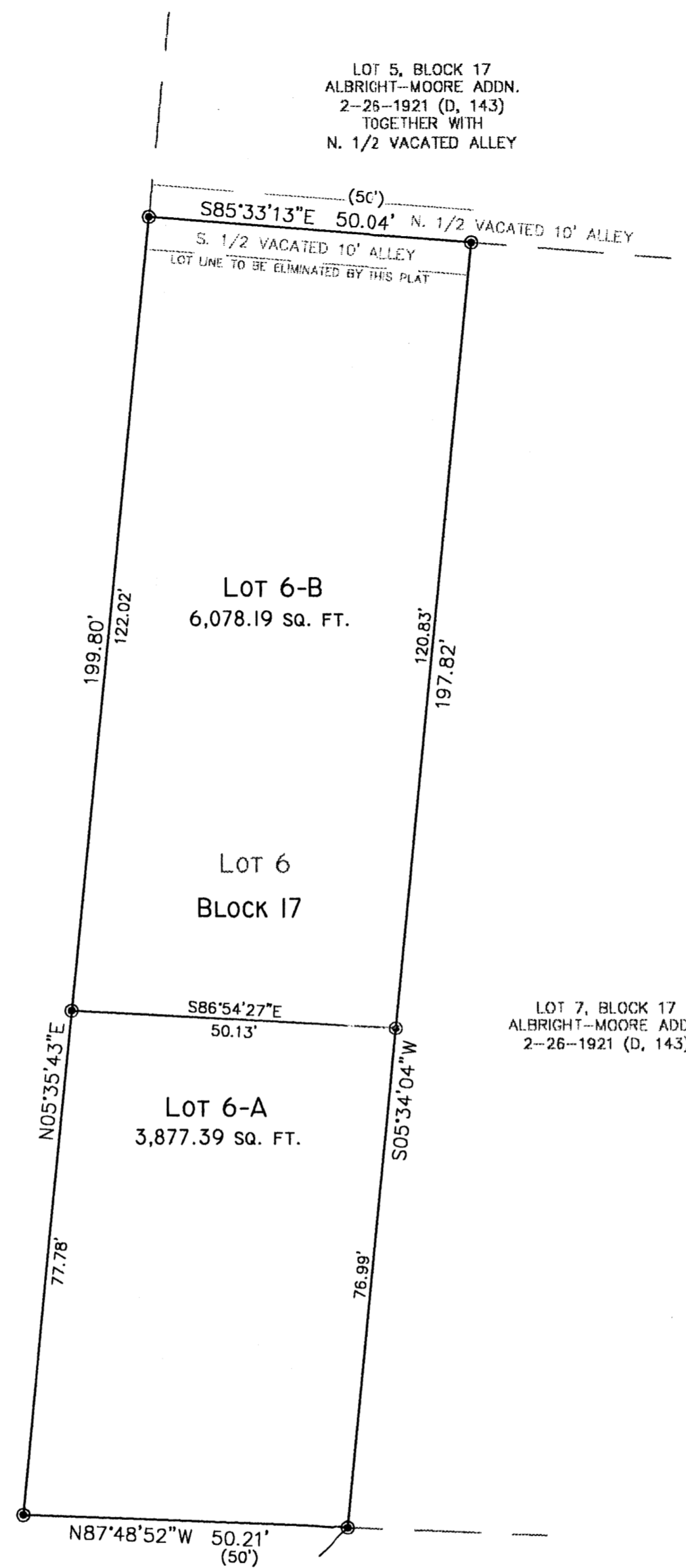


PLAT OF  
 LOTS 6-A & 6-B, BLOCK 17  
 ALBRIGHT-MOORE ADDITION  
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2007  
 SHEET 2 OF 2

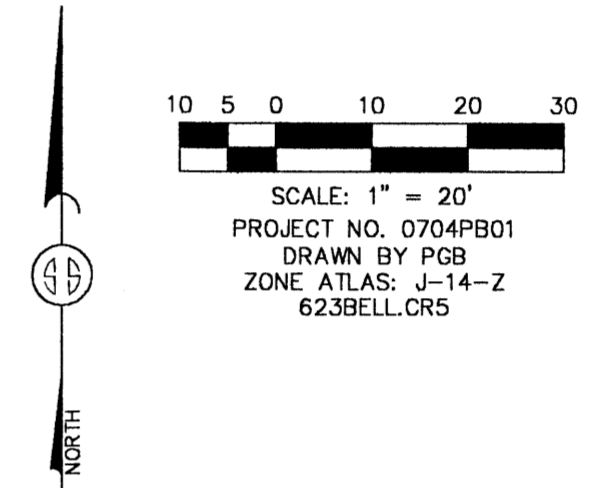
**MONUMENT LEGEND**

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

LOS TOMASES DRIVE N.W.  
 60' RIGHT-OF-WAY



LOT 7, BLOCK 17  
 ALBRIGHT-MOORE ADDN.  
 2-26-1921 (D, 143)



STATION 12-J13  
 X = 376,922.94  
 Y = 1,489,212.34  
 GROUND TO GRID = 0.9996804  
 DELTA ALPHA = -00°14'12"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

BELLAMAH AVENUE N.W.  
 60' RIGHT-OF-WAY

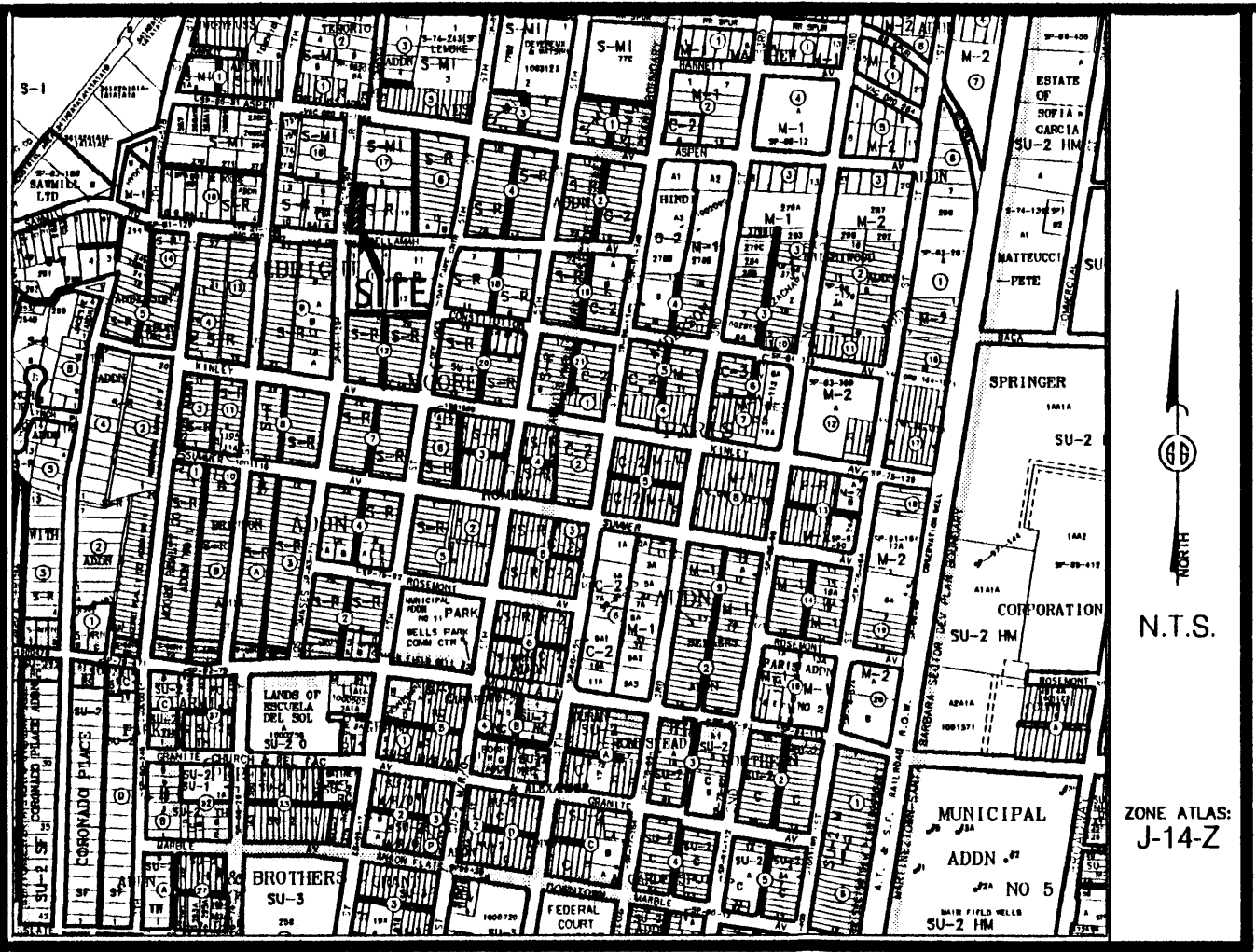
STATION 17-J14  
 X = 378,903.40  
 Y = 1,488,804.10  
 GROUND TO GRID = 0.9996799  
 DELTA ALPHA = -00°13'58"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

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

**T10N R3E SEC. 17**



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 12-J13 AND 17-J14, 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 ALBRIGHT-MOORE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 26, 1921 IN VOLUME D, FOLIO 143.
6. GROSS AREA: 0.2285 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED S-R.
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: \_\_\_\_\_

LEGAL DESCRIPTION

Lot numbered Six (6) in Block numbered Seventeen (17) plat of ALBRIGHT-MOORE an 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 February 26, 1921.

TOGETHER WITH a portion of a vacated alley (vacation ordinance 3.1972) and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot Six being a point on the North right-of-way of Bellamah Avenue NW, whence ACS Monument 12-J13 bears S 46° 47' 27" W, 3976.07 feet distant; thence from said point of beginning N 87° 48' 52" W, 50.21 feet along said right-of-way to the Southwest corner, being a point of intersection with the East right-of-way of Los Tomases Drive NW; thence N 05° 35' 43" E, 199.80 feet along said right-of-way to the Northwest corner; thence leaving said right-of-way S 85° 33' 13" E, 50.04 feet to the Northeast corner; thence S 05° 34' 04" W, 197.82 feet to the POINT OF BEGINNING and containing 0.2285 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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

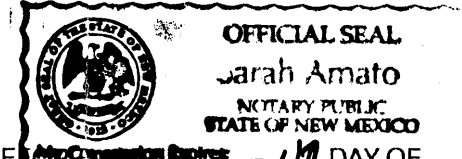
OWNER(S) SIGNATURE: [Signature] DATE: 5-4-07

OWNER(S) PRINT NAME: J.A.B. RE INVESTMENTS, LLC

ADDRESS: PO BOX 92963 AOB N.M. 87109

ACKNOWLEDGMENT

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 4, 2007.

BY: IZZY GALLEGOS, MANAGING MEMBER JAB RE INVESTMENTS, LLC

MY COMMISSION EXPIRES: 10/01/09

[Signature]  
NOTARY PUBLIC

PLAT OF  
LOTS 6-A & 6-B, BLOCK 17  
ALBRIGHT-MOORE ADDITION  
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2007  
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT AND A PORTION OF VACATED RIGHT-OF-WAY INTO TWO (2) NEW LOTS.

CITY APPROVALS: PROJECT NO.: \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

[Signature] DATE: 5-7-07  
CITY SURVEYOR

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

WATER UTILITIES DEPARTMENT DATE

A.M.A.F.C.A. DATE

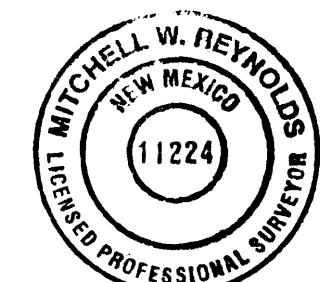
CITY ENGINEER DATE

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.

[Signature] DATE: 04-25-07  
Mitchell W. Reynolds  
New Mexico Professional Surveyor, 11224

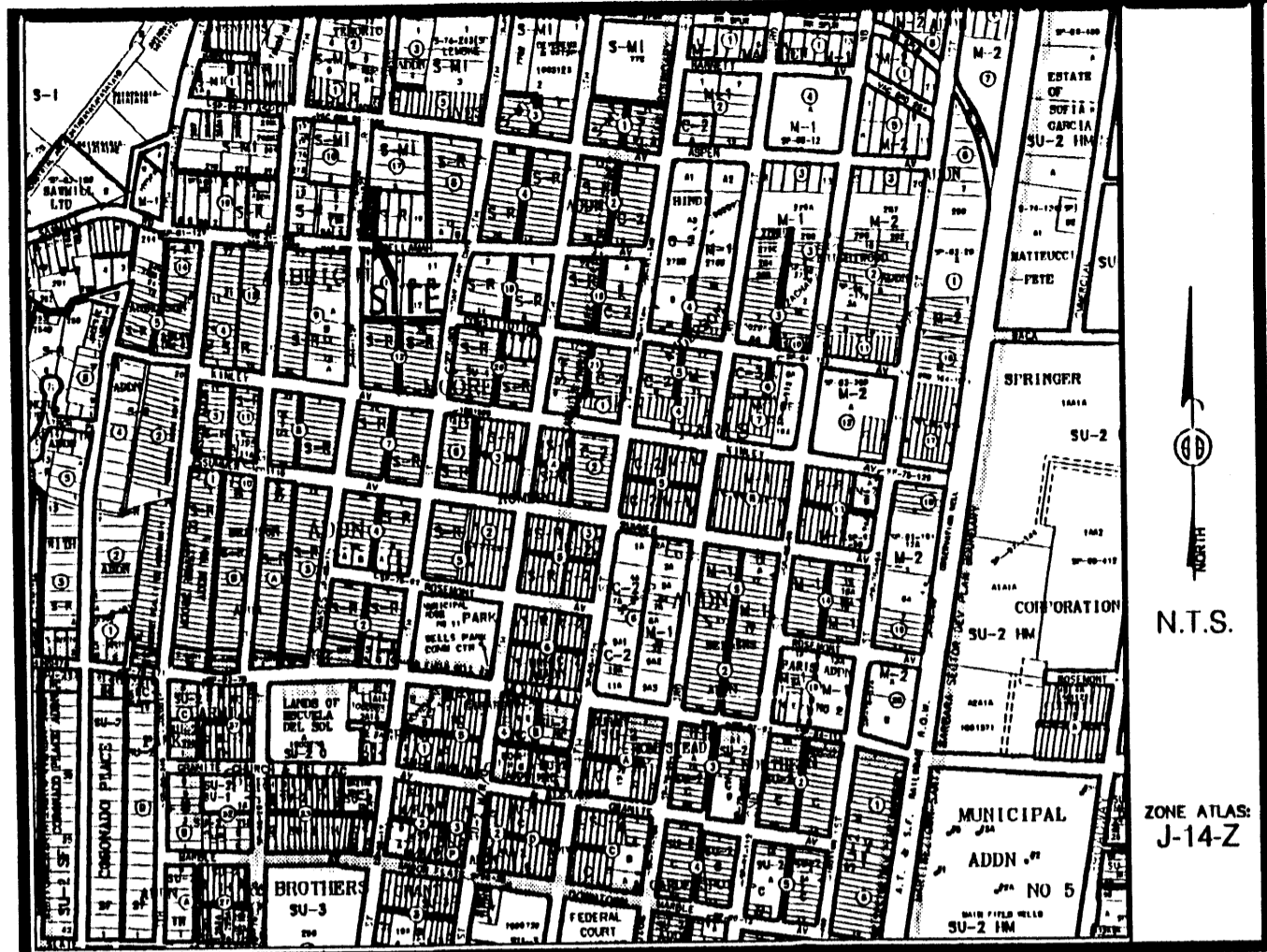


**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

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

T10N R3E SEC. 17



Vicinity Map

SUBDIVISION DATA / NOTES

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LEGAL DESCRIPTION

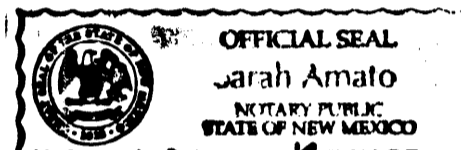
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FREE CONSENT

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 GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Jarah Amato Managing Member DATE: 5-4-07  
 OWNER(S) PRINT NAME: J.A.B. RE INVESTMENTS, LLC  
 ADDRESS: PO BOX 92963 ABO NM 87109 TRACT:  
 ACKNOWLEDGMENT STATE OF NEW MEXICO )  
 )SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 4, 2007.  
 BY: Izzah Gallegos, Managing Member JAB RE INVESTMENTS, LLC  
 MY COMMISSION EXPIRES: 10/01/09  
Jarah Amato  
 NOTARY PUBLIC



PLAT OF  
 LOTS 6-A & 6-B, BLOCK 17  
 ALBRIGHT-MOORE ADDITION  
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2007  
 SHEET 1 OF 2

DISCLOSURE STATEMENT

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CITY APPROVALS: PROJECT NO.: 1005584 APPLICATION NO. 07 DRB-00642

<u>[Signature]</u>	<u>5-7-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>5-23-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sanchez</u>	<u>5/23/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>5-23-07</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley J. Bingham</u>	<u>5/23/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley J. Bingham</u>	<u>5/23/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>5/23/07</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 04-25-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



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

T10N R3E SEC. 17

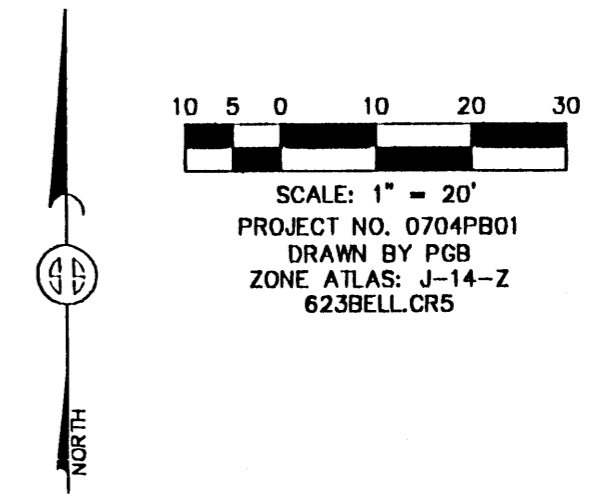
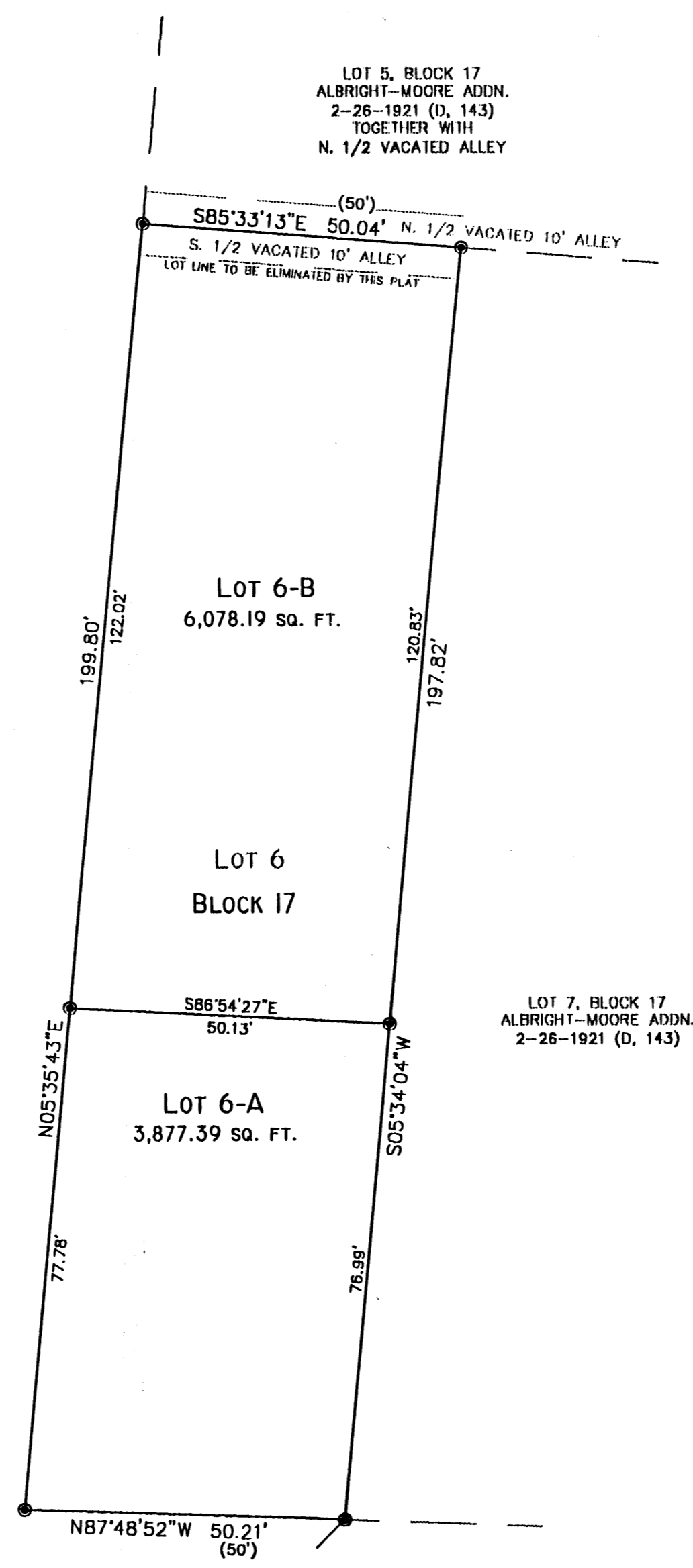
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1012057-40514 1012057-40515  
 PROPERTY OWNER OF RECORD:  
[Signature]  
 BERNALILLO COUNTY TREASURERS OFFICE:  
[Signature] 5/25/07



PLAT OF  
 LOTS 6-A & 6-B, BLOCK 17  
 ALBRIGHT-MOORE ADDITION  
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2007  
 SHEET 2 OF 2

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

LOS TOMASES DRIVE N.W.  
 60' RIGHT-OF-WAY



STATION 12-J13  
 X = 376,922.94  
 Y = 1,489,212.34  
 GROUND TO GRID = 0.9996804  
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**T10N R3E SEC. 17**

200707154  
 Page 2 of 2  
 05/25/2007 10:38A  
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 Maggie Toulouse Bern. Co. PLAT R 12.00