

20 10 0 20 40



SCALE: 1" = 40'
 PROJECT NO. 0707A08
 DRAWN BY: AT
 ZONE ATLAS: H-117-Z

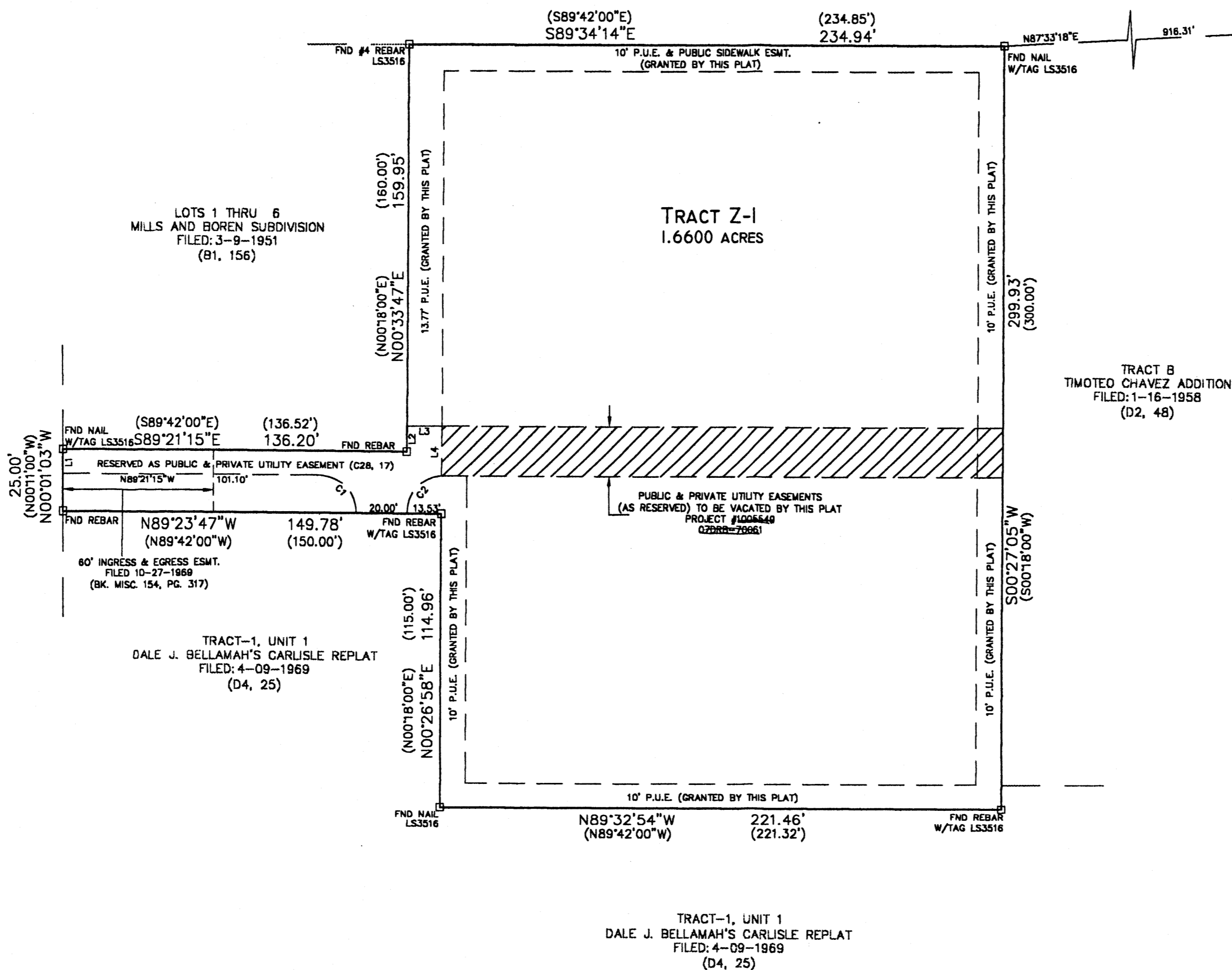


**PLAT OF
 TRACT Z-1
 MILLS AND BOREN SUBDIVISION
 PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2007
 SHEET 2 OF 2**

DOCH 2008114108
 10/20/2008 11:38 AM Page: 2 of 2
 CityPLAT R: \$12.00 B: 2008C P: 0233 H: Toulouse Oliveira, Bernalillo Cour

**MENAU BOULEVARD N.E.
 100' RIGHT-OF-WAY**

**CARLISLE BOULEVARD N.E.
 106' RIGHT-OF-WAY**



STATION: 9-H17
 X = 396843.11
 Y = 1495110.71
 GROUND TO GRID = 0.99966457
 DELTA ALPHA = -0°11'54"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: 10-H17
 X = 395589.69
 Y = 1495161.77
 GROUND TO GRID = 0.99966555
 DELTA ALPHA = -0°12'03"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

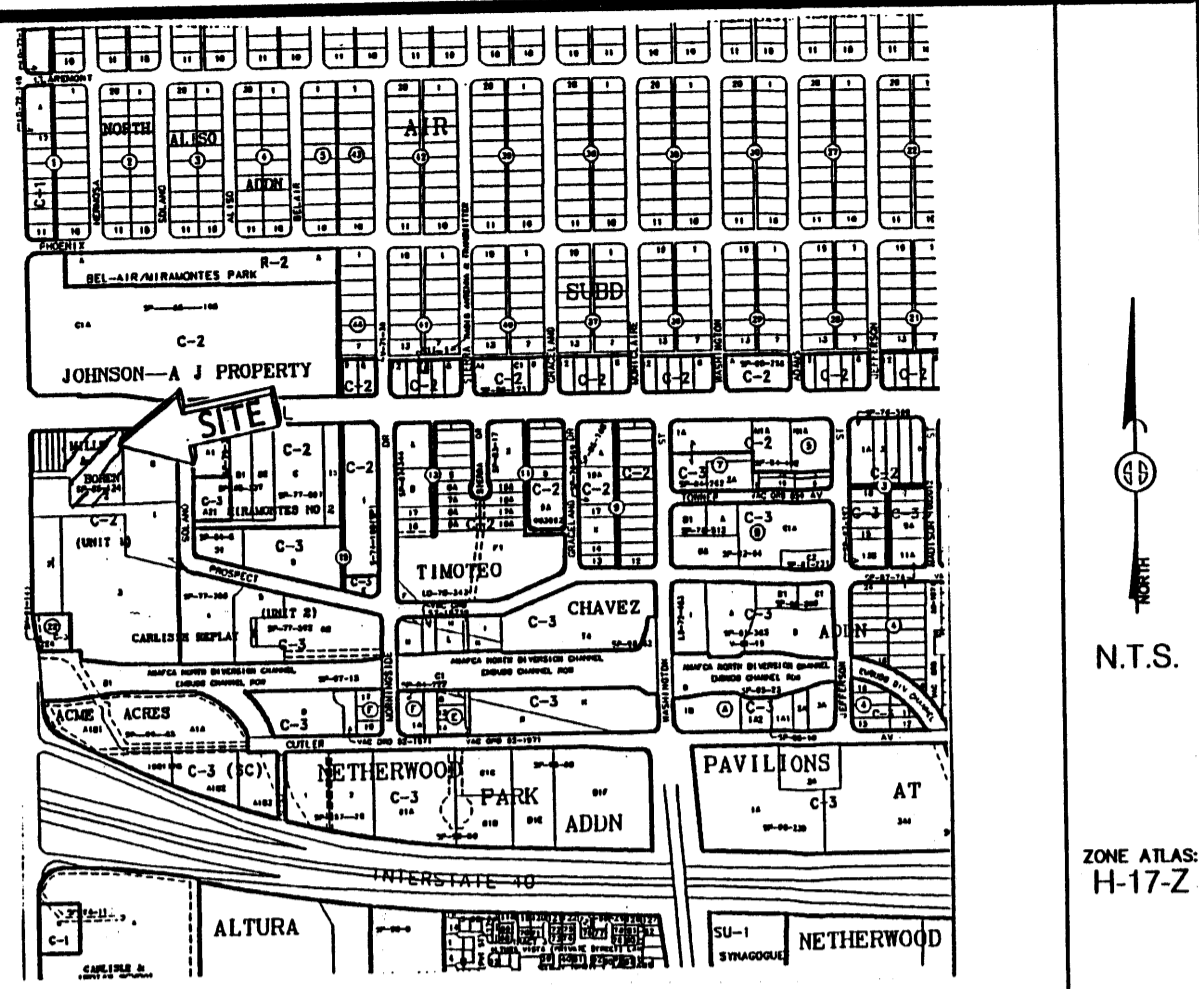
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N00°01'03"W
L2	10.00	S00°33'47"W
L3	13.77	S89°21'15"E
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.40	15.00	81°45'06"	19.63	N40°36'46"W
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MONUMENT LEGEND
 △ - FOUND CONTROL STATION AS NOTED
 □ - FOUND MONUMENT AS NOTED

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T11N R3E SEC. 11

Talos Log # 2007-3311-30



VICINITY MAP

SUBDIVISION DATA / NOTES

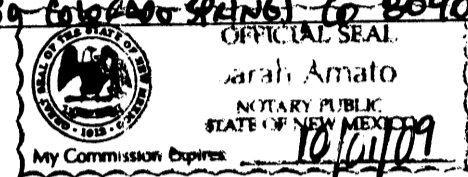
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 9-H17 AND 10-H17, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TRACT Z, MILLS AND BOREN SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 1984 IN VOLUME C28, FOLIO 117.
6. GROSS AREA: 1.6600 ACRES
7. NUMBER OF EXISTING TRACT: 1
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED: C-2

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

LEGAL DESCRIPTION
 Tract lettered 'Z' of the MILLS AND BOREN SUBDIVISION, 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 October 10, 1985 in Map Book C28, Folio 117.

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.

OWNER(S) SIGNATURE: Bruce A. Walkowski DATE: 8-14-07
 OWNER(S) PRINT NAME: BRUCE A. WALKOWSKI
 ADDRESS: 905 CASCADE SUITE 330 TOROADO SPRING CO 80903 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007.
 BY: BRUCE A. WALKOWSKI, Authorized Agent for Benecor Carlisle Limited Partnership
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, RENEW, 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 ERECTED 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.

**PLAT OF
 TRACT Z-1
 MILLS AND BOREN SUBDIVISION
 PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2007
 SHEET 1 OF 2**

Final
**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 11/28/07**

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO INCLUDE THE VACATED PORTION OF AN ALLEY INTO ONE (1) EXISTING LOT, AND TO CREATE ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____
[Signature] 8-14-07
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	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 08-14-07
 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
T11N R3E SEC. 11

**PLAT OF
TRACT Z-1
MILLS AND BOREN SUBDIVISION
PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2**

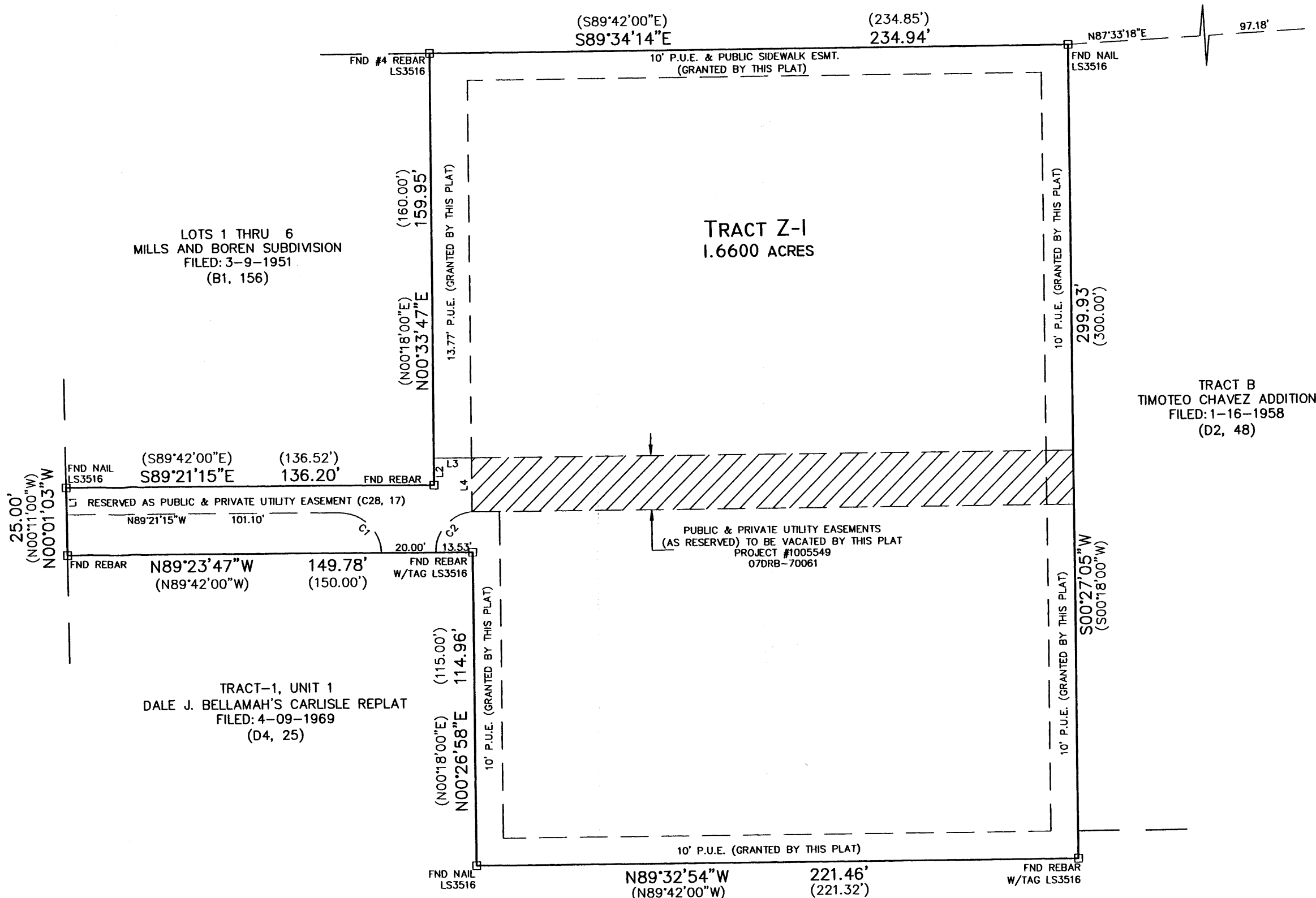
20 10 0 20 40
15 5 10 30
SCALE: 1" = 40'
PROJECT NO. 0707AT08
DRAWN BY: AT
ZONE ATLAS: H-117-Z



**MENAU BOULEVARD N.E.
100' RIGHT-OF-WAY**

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CENTRAL ZONE
NAD 1927

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**CARLISLE BOULEVARD N.E.
106' RIGHT-OF-WAY**

LOTS 1 THRU 6
MILLS AND BOREN SUBDIVISION
FILED: 3-9-1951
(B1, 156)

**TRACT Z-1
1.6600 ACRES**

TRACT B
TIMOTEO CHAVEZ ADDITION
FILED: 1-16-1958
(D2, 48)

TRACT-1, UNIT 1
DALE J. BELLAMAH'S CARLISLE REPLAT
FILED: 4-09-1969
(D4, 25)

TRACT-1, UNIT 1
DALE J. BELLAMAH'S CARLISLE REPLAT
FILED: 4-09-1969
(D4, 25)

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED

SURVEYS SOUTHWEST LTD.

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

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

T11N R3E SEC. 11

85 86018

H-17

State of New Mexico)
County of Bernalillo)
This instrument was recorded
on OCT 10 1985
at the County Clerk's Office
of records of said County, Bernalillo
County, New Mexico, at Albuquerque, New Mexico
County Clerk & Recorder
Deputy Clerk

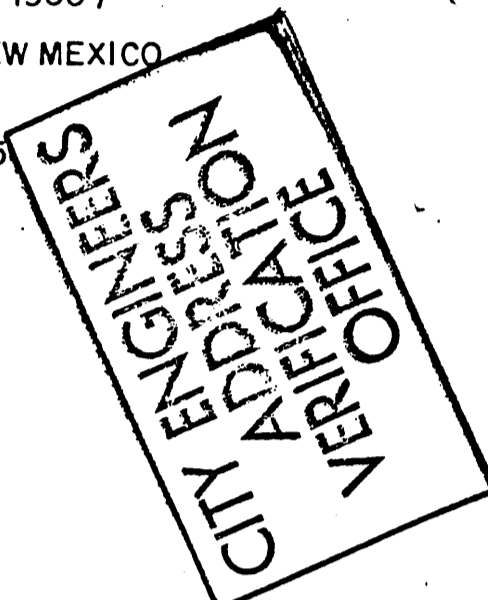
A PLAT OF
Tract 'Z'
MILLS AND BOREN SUBDIVISION

A REPLAT OF LOTS 7 TO 15 INCLUSIVE,
PORTIONS OF LOT-16 AND TRACT-'A'
MILLS AND BOREN SUBDIVISION
(PLAT FILED MARCH 9, 1951, BI, 156)

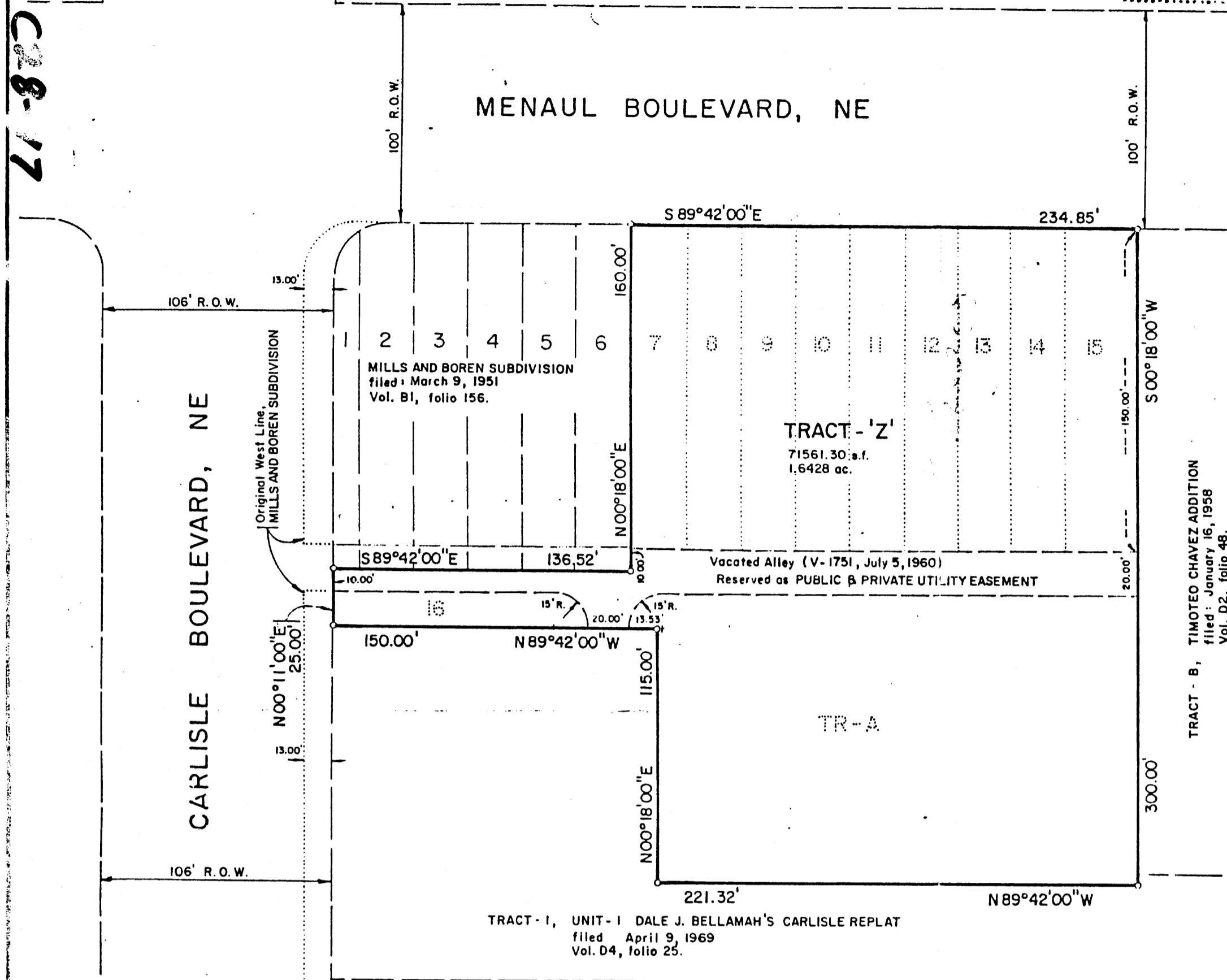
TOGETHER WITH PORTION OF VACATED ALLEY
(V-1751, JULY 5, 1960)

ALBUQUERQUE, NEW MEXICO

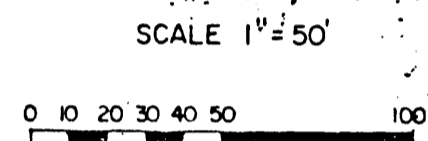
JUNE 1985



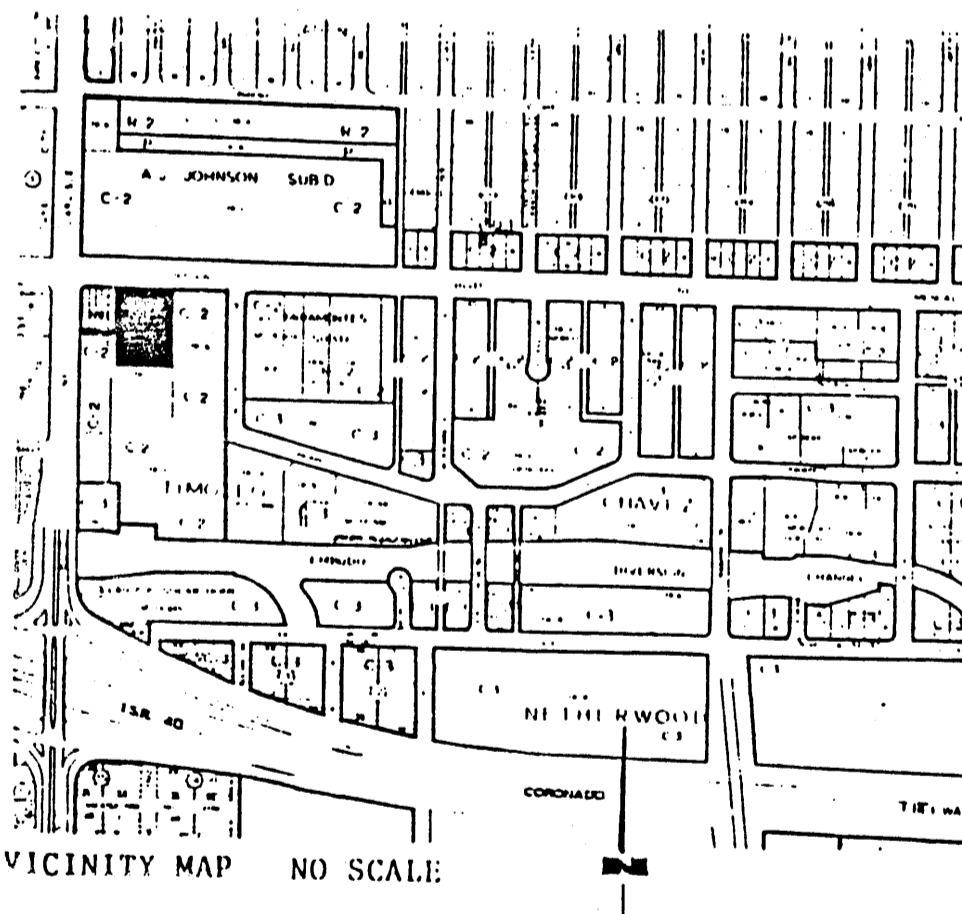
C28-17



TRACT - B, TIMOTEO CHAVEZ ADDITION
filed: January 16, 1958
Vol. D2, folio 46.



Prior to further development, City of Albuquerque Water and Sanitary Sewer Service to this Tract must be verified and coordinated with the Water Resource Department, City of Albuquerque via a request for a water and sanitary sewer availability statement.



SP-85-424

- SUBDIVISION DATA
- DRB No. 85-486
 - Zone Atlas Index No. H-17
 - Current Zoning C-2
 - Gross Acreage 1.6428 Acres.
 - Total number of lots created ONE
 - Total mileage of full width streets created 0-

NOTES

Bearings are based on Plat of MILLS AND BOREN SUBDIVISION, filed March 9, 1951 in the office of the County Clerk of Bernalillo County, New Mexico in Map Book B1, folio 156.

This Plat was prepared by Enchantment-TECH Inc. for the purpose of removing remaining interior property lines between Lots 7 thru 15, Lot 16 and Tract "A" of MILLS AND BOREN SUBDIVISION.

Easements shown hereon are as shown within search by Rio Grande Title Company dated April 19, 1984.

Plat compiled from existing records, no field work was performed.

DESCRIPTION

A Replat of Lots 7 to 15 inclusive, Portions of Lot 16 and Tract "A" of MILLS AND BOREN SUBDIVISION, Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 9, 1951 in Map Book B1, folio 156, together with a portion of an alley vacated by Vacation Ordinance No.1751, dated July 5, 1960.

OWNER'S CERTIFICATION

Replatted and now being designated as Tract "Z", MILLS AND BOREN SUBDIVISION, Albuquerque, Bernalillo County, New Mexico, said Replating is with the free consent and in accordance with the desires of the undersigned owner.

AA 10-3-85
ANGELO J. GINERTS DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 3rd day of October, 1985, the foregoing instrument was acknowledged before me.

My commission expires Aug 16, 1989.

Patricia J. Sanchez
NOTARY PUBLIC

- APPROVALS
- Robert A. Johnson 9-24-85
Traffic Engineer, Transportation Department Date
 - Janet Sauer 9-24-85
City and Recreation Department Date
 - Bill White 09/24/85
Chief City Surveyor, Engineering Division Date
 - Jon E. Edgaard 9-24-85
Water Resources Department Date
 - Rose Elveth 9-24-85
Property Management Date
 - Fred J. Arguini 9-24-85
A. H. A. F. C. A. Date
 - Fred J. Arguini 9-24-85
City Engineer, Engineering Division Date
- APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.
- for Richard D. Drai 9-25-85
City Planner Date

SURVEYOR'S CERTIFICATION

I, H. Y. Rassam, a Registered Professional Land Surveyor under the laws of the State of New Mexico do hereby certify that this plat was prepared by me or under my supervision, shows all easements on the Plat of record, or made known to me through a search of County Records made by Rio Grande Title Co. dated April 19, 1984, the property's owner or any other person expressing an interest in the above property, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

H. Y. RASSAM
R.L.S. #9249

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 19th day of July, 1985, the foregoing instrument was acknowledged before me by H.Y. Rassam.

My Commission expires 4-15-91.

Belinda A. Wilder
Notary Public