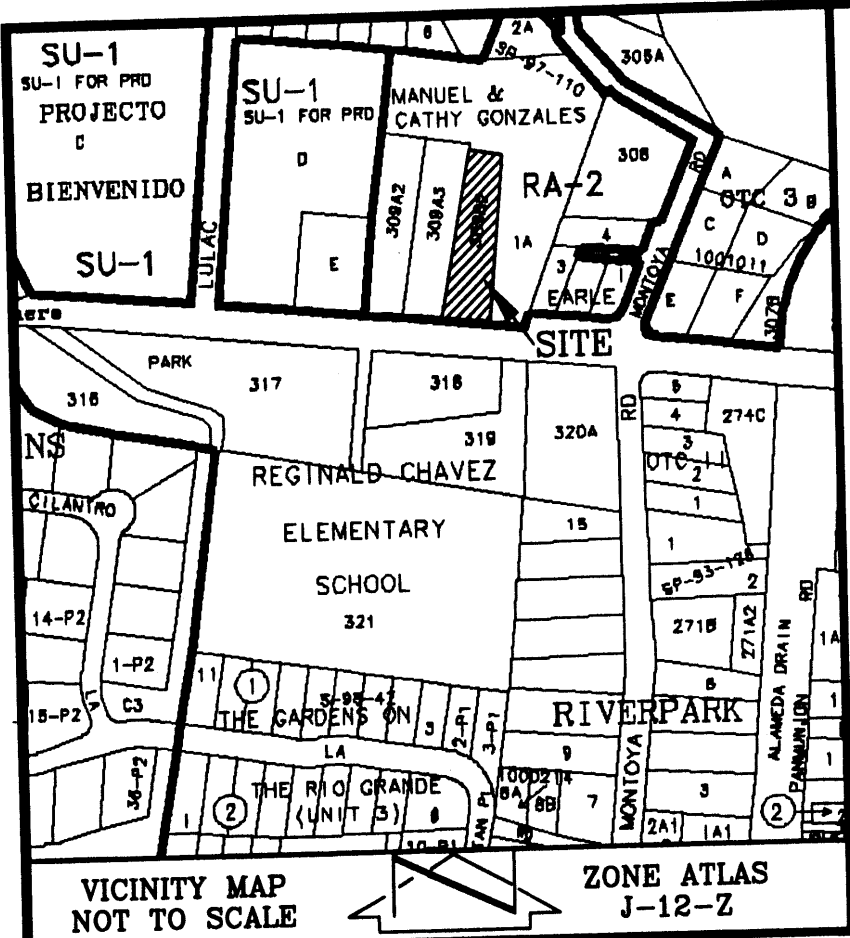


PLAT
OF
TRACTS A & B
LANDS OF GEORGE R. EK
(BEING A REPLAT OF TRACT 309-B-2)
M.R.G.C.D. MAP NO. 38
PROJECTED SECTION 13, TOWNSHIP 10, RANGE 2 EAST
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2008



LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS TRACT 309-B-2 OF MAP NO. 38 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE BEARINGS AND GROUND DISTANCES;

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FOUND A THREE-EIGHTH INCH (3/8") REBAR, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MOUNTAIN ROAD N.W., WHENCE A.C.S. MONUMENT STAMPED "5-J13A" BEARS S 83°36'41" E, A DISTANCE OF 3689.77 FEET; THENCE FROM SAID POINT OF BEGINNING N 84°23'01" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF MOUNTAIN ROAD N.W. A DISTANCE OF 87.91 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FOUND A ONE INCH (1") IRON PIPE; THENCE N 10°40'58" E, A DISTANCE OF 313.85 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FOUND A ONE HALF (1/2") REBAR STAMPED 10283; THENCE S 80°19'11" E, A DISTANCE OF 61.60 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S 05°50'48" W, A DISTANCE OF 308.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING, CONTAINING 0.5326 ACRES MORE OR LESS.

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, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF A 15.0' PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AND A 6.0' PUBLIC ROAD EASEMENT BENEFITING THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVAL:

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast _____ Date _____

New Mexico Utilities _____ Date _____

City Approvals: [Signature] 5-5-08
City Surveyor _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

A.B.C.W.U.A. _____ Date _____

Parks and Recreation Department _____ Date _____

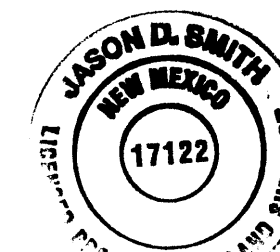
AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 101205839445611224
PROPERTY OWNER ON RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:



I, JASON D. SMITH, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, CONFORMS WITH THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE EFFECTIVE MAY 1, 2007, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature] 5/5/08
JASON D. SMITH, N.M.P.S. No. 17122

SUBDIVISION DATA:

Zone Atlas No. J-12-Z
Gross Acreage 0.5326 ACRES
Number of existing Lots/Tracts ONE (1)
Number of Lots/Tracts created TWO (2)
Total Mileage of streets created -0-
Current Zoning RA-2
Talos Log No. 2008173328
Date of Survey FEBRUARY 2008

DOCUMENTS OF RECORD:

1. REAL ESTATE CONTRACT RECORDED ON JUNE 17, 1971, BK. MISC... 217, PAGES 1000-1003.
2. PLAT OF LANDS OF W.M. MCCARTHY, COMPLETED 1/10/1972 BY LAMONTE URBAN PLS NO. 4257, SURVEY WAS NOT RECORDED.
3. PLAT OF VILLA PLAZA VIEJA, 12/12/2005, BK. 2005, PG. 394.

1) BEARINGS ARE NEW MEXICO STATE PLANE NAD 1983 CENTRAL ZONE GRID BEARINGS, BEARINGS ARE BASED ON A.C.S. MONUMENTS 5-J13A AND 8-J13A, BEARING=S 56°23'38" E

2) DISTANCES ARE GROUND.

3) PLAT SHOWS ALL EASEMENTS OF RECORD.

4) ALL CORNERS FOUND ARE TAGGED "17122", ALL CORNERS SET ARE A 1/2" REBAR STAMPED "17122".

5) BEARINGS AND DISTANCES WITHIN PARENTHESIS () ARE RECORD BEARINGS AND DISTANCES PER REAL ESTATE CONTRACT RECORDED ON JUNE 17, 1971, BK. MISC. 217, PAGES 1000-1003.

6) NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

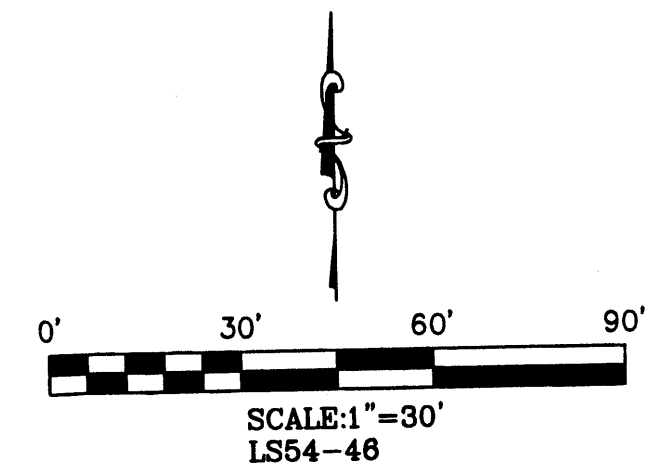
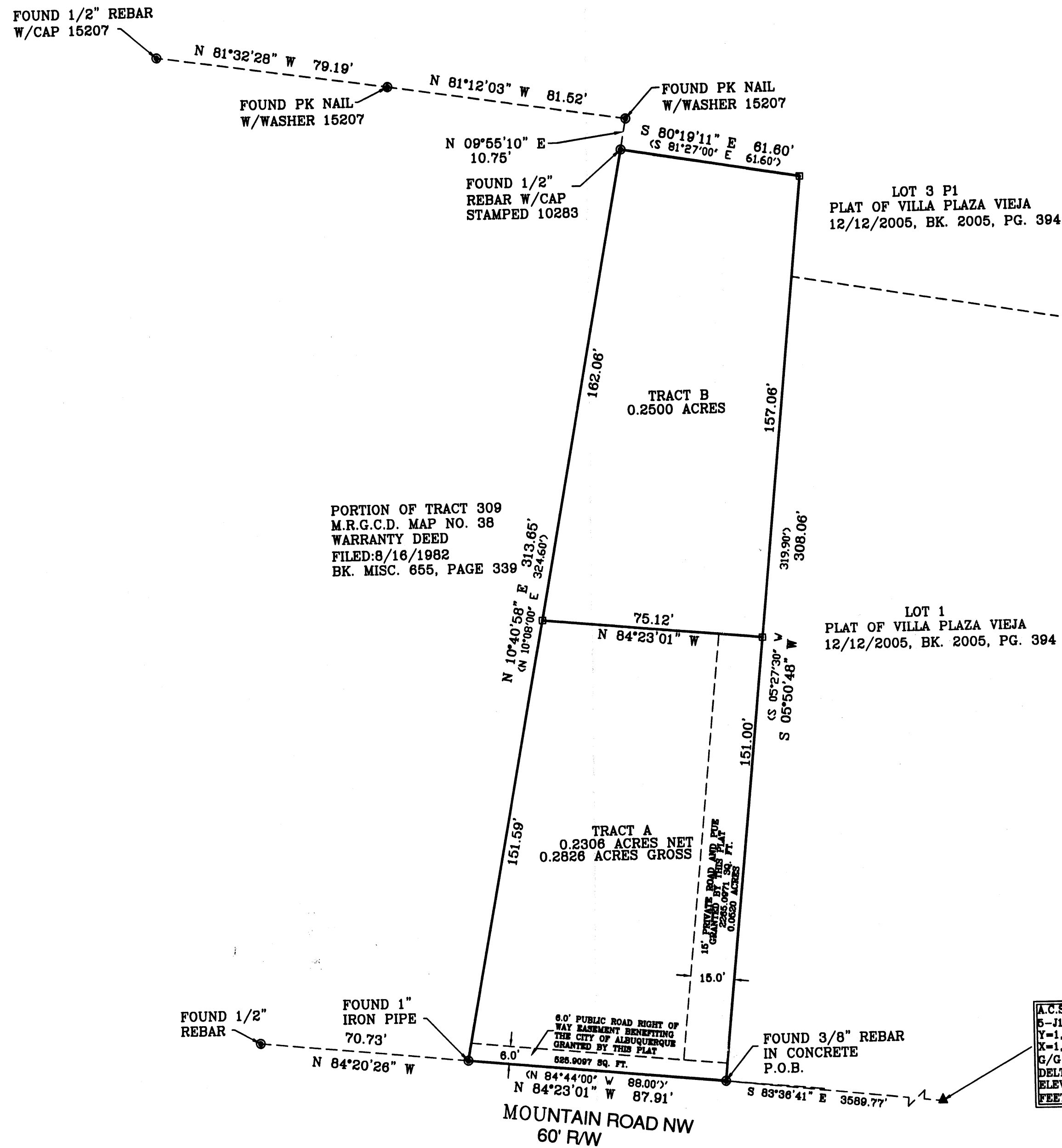
7) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT _____.

8) NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

DISCLOSURE STATEMENT:

THE PURPOSE OF THE FILING OF THIS PLAT IS TO CREATE 2 TRACTS FROM THE EXISTING 1 TRACT, TO GRANT A 15.0' PRIVATE ROAD AND PUBLIC UTILITY EASEMENT TO BE MAINTAINED EQUALLY BY BOTH PROPERTY OWNERS AND TO GRANT A 6.0' PUBLIC ROAD EASEMENT BENEFITING THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN HEREON.

PLAT
 OF
 TRACTS A & B
 LANDS OF GEORGE R. EK
 (BEING A REPLAT OF TRACT 309-B-2)
 M.R.G.C.D. MAP NO. 38
 PROJECTED SECTION 13, TOWNSHIP 10, RANGE 2 EAST
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2008



A.C.S. MONUMENT STATION
 5-J13A (NAD 1983)
 Y=1,491,318.377 FEET
 X=1,515,633.327 FEET
 G/G FACTOR=0.999884462
 DELTA ALPHA=-0°14'23.54"
 ELEVATION=4960.499
 FEET (NAVD1988)

LEGEND

- SET A 1/2" REBAR WITH CAP STAMPED 17122
- FOUND EXISTING MONUMENTS, SEE (DRAWING FOR DETAIL)

