

**PLAT OF
LOTS "A" AND "B"
LANDS OF
JESUS F. APODACA
SITUATE WITHIN
CITY OF ALBUQUERQUE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO**

AUGUST 2007

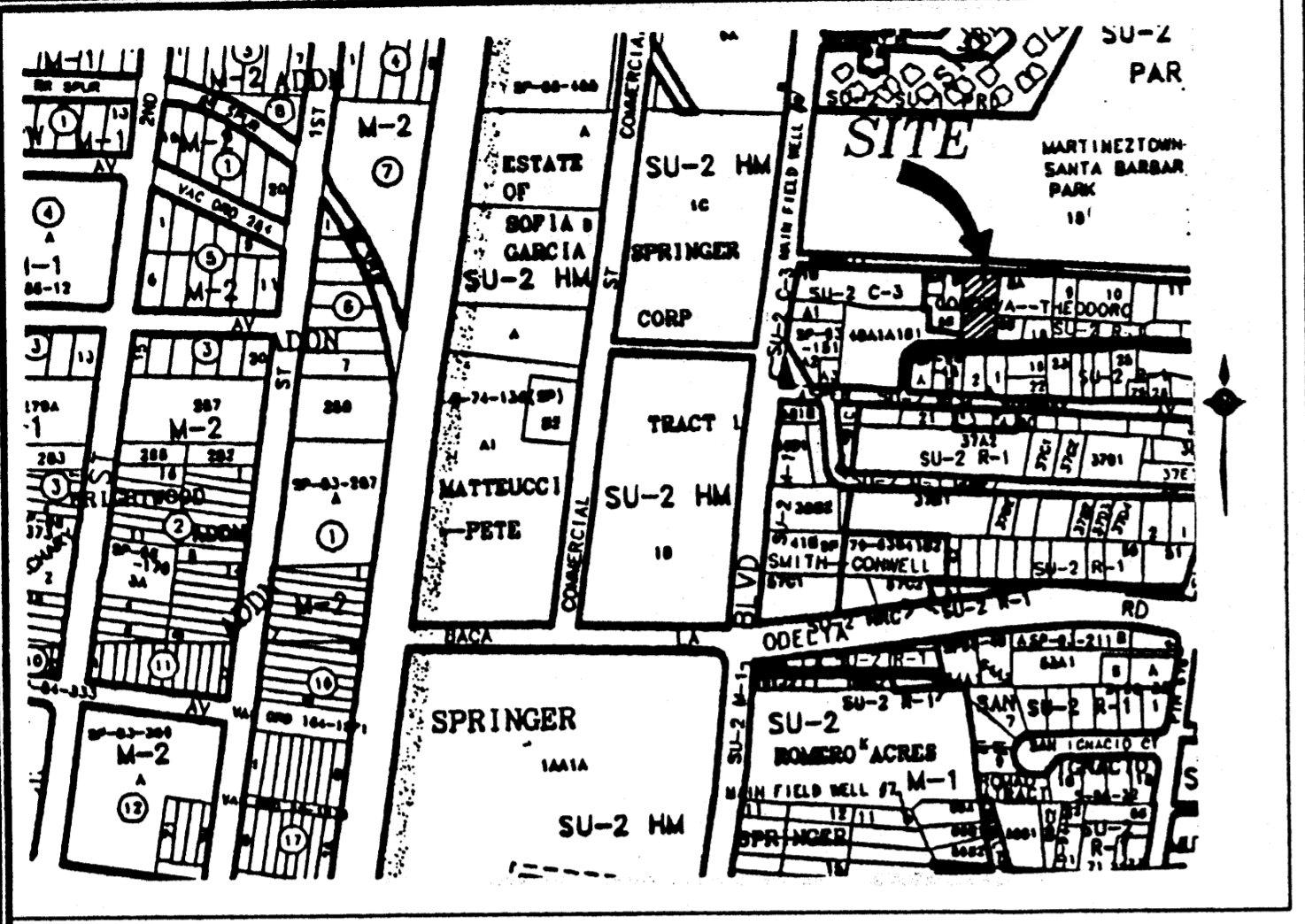
PROJECT NUMBER: 1006656
APPLICATION NUMBER: 01DRB-70263
CITY APPROVALS:

<u>[Signature]</u> City Surveyor	<u>9-6-07</u> Date
<u>N/A</u> Real Property Division	Date
<u>[Signature]</u> Environmental Health Department ABCWUA	<u>10/3/07</u> Date
<u>[Signature]</u> Traffic Engineering Transportation Division	<u>10/3/07</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>10/3/07</u> Date
<u>[Signature]</u> A.M.A.F.C.A.	<u>10/3/07</u> Date
<u>[Signature]</u> City Engineer	<u>10-10-07</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	Date

UTILITY APPROVALS

<u>[Signature]</u> PNM Electric Services Division	<u>10-01-07</u> Date
<u>[Signature]</u> PNM Gas Services Division	<u>10-01-07</u> Date
<u>[Signature]</u> West	<u>10/8/07</u> Date
<u>[Signature]</u> Contract	<u>10-2-07</u> Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101405851549813129
PROPERTY OWNER OF RECORD
Toland Gloria R
BERNALILLO COUNTY TREASURER'S OFFICE
40 10/11/07



VICINITY MAP (N.T.S.) ZONE PAGE J-14-Z

PLAT DATA:
Number of Existing Tracts: One (1)
Number of Tracts Created: Two (2)
Gross Area: 0.2812 Ac.
City Zone Atlas No: J-14-Z
Existing Zoning: SU-2
Date of Survey: August 2007

DOCH 2007143787
10/11/2007 08:59 AM Page: 1 of 2
PLAT R: \$12.00 B: 2007C P: 0298 H: Toluouse, Bernalillo County

LEGAL DESCRIPTION

A certain parcel of land Situate within City of Albuquerque, Town of Albuquerque Grant, Projected Section 17, Township 10 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.) Bernalillo County, New Mexico, being and comprising Tract 7, as the same are shown and designated on the Middle Rio Grande Conservancy District (M.R.G.C.D.) Property Map No. 37, and being more particularly described as follows by metes and bounds description:

Beginning at the Northeast corner of the parcel herein set forth, being the identical northeast corner of Tract 7, M.R.G.C.D., Property Map No. 37, point on the Southern right-of-way line of Hannett Avenue, N.E., whence Albuquerque Control Station (A.C.S.) "Sta. MM47-13" (standard NMSHC brass tablet) having New Mexico State Plane Coordinates, X = 382,262.47, Y = 1,485,630.34, Central Zone, Ground to Grid Factor = 0.99967825 (NAD 1927), bears N.21°32'30"W, 3615.17 feet distant, thence; leaving said southerly right-of-way line of Hannett Avenue, N.E., and running; S.05°10'58"W, 152.74 feet to the southeast corner of the parcel herein set forth, being the identical southeast corner of Tract 7, M.R.G.C.D., Property Map No. 37, a point on the northerly right-of-way line of Martinez Street, N.E., thence; N.86°45'46"W, 80.02 feet along said northerly right-of-way line of Martinez Street, N.E., to the southwest corner of the parcel herein set forth, being the identical southwest corner of Tract 7, M.R.G.C.D., Property Map No. 37, thence leaving said northerly right-of-way line of Martinez Street, N.E., and running; N.05°08'47"E, 153.70 feet to the northwest corner of the parcel herein set forth, being the identical northwest corner of Tract 7, M.R.G.C.D., Property Map No. 37, thence; S.85°57'55"E, 79.84 feet along said southerly right-of-way line of Hannett Avenue, N.E., to the northeast corner and point of beginning of the parcel herein set forth.

Containing a gross area of 0.2812 acres, more or less, or 12,248.7 square feet, more or less.

GENERAL NOTES

- 1) Uniform Property Code No. (U.P.C.): Tract 7: 101405648911041206
- 2) Utility Council Location System (U.C.L.C.) Log No: 2007 34 2190
- 3) Bearings as shown hereon are N.M.S.P. grid bearings based on A.C.S. Monument "MM47-13". Azimuth A.C.S. Monument "MM47-13A".
- 4) Distances are ground. U.S. Survey Feet.
- 5) Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parenthesis. Field measurements are shown in bold print.
- 6) Unless otherwise indicated all property corners were set with a No. 5 rebar, 18" in length, with a yellow cap stamped R.H.C., L.S. No. 4577.
- 7) Documents referred to:
 - a) Warranty Deed, Esperanza Rivas Pirtle, Personal Representative of the Estate of Gloria R. Toland, Grant to Jesus F. Apodaca, dated October 10, 2006 and recorded in the Office of the Bernalillo County Clerk on October 11, 2006 in Bk-A125, Pg-5056, Document No. 2006155467.
 - b) Unrecorded plat entitled "Boundary Resurvey Tract 7, M.R.G.C.D., Map # 37, Section 17, T.10N., R.3E., N.M.P.M., Albuquerque, Bernalillo County, New Mexico", prepared by Mark A. Williams, N.M.P.S., #8777, dated October 05, 2006.

ADDITIONAL NOTE:

"No property within the area of requested final action 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 plat for subdivision."

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof and said owner and proprietor does hereby consent to the creating of Lots "A" and "B", Lands of Jesus F. Apodaca, as shown hereon. Said owner and proprietor warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Owner and Proprietor
Lots "A" and "B"
Jesus F. Apodaca
Jesus F. Apodaca

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

On this 31 day of August, 2007, before me a notary public in and for said county and state, personally appeared, Jesus F. Apodaca, a single man to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Robin Gonzales
Notary Public
My Commission Expires



PURPOSE OF PLAT

The purpose and intent of this replat is to create 2 (two) tracts from 1 (one) tract and grant additional Public Utility Easements.

SURVEYOR'S CERTIFICATE

I, David R. Kroemer, a registered Professional Surveyor Number 4577, hereby certifies 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.

David R. Kroemer 8-29-07
David R. Kroemer, N.M.L.S., No. 4577 Date

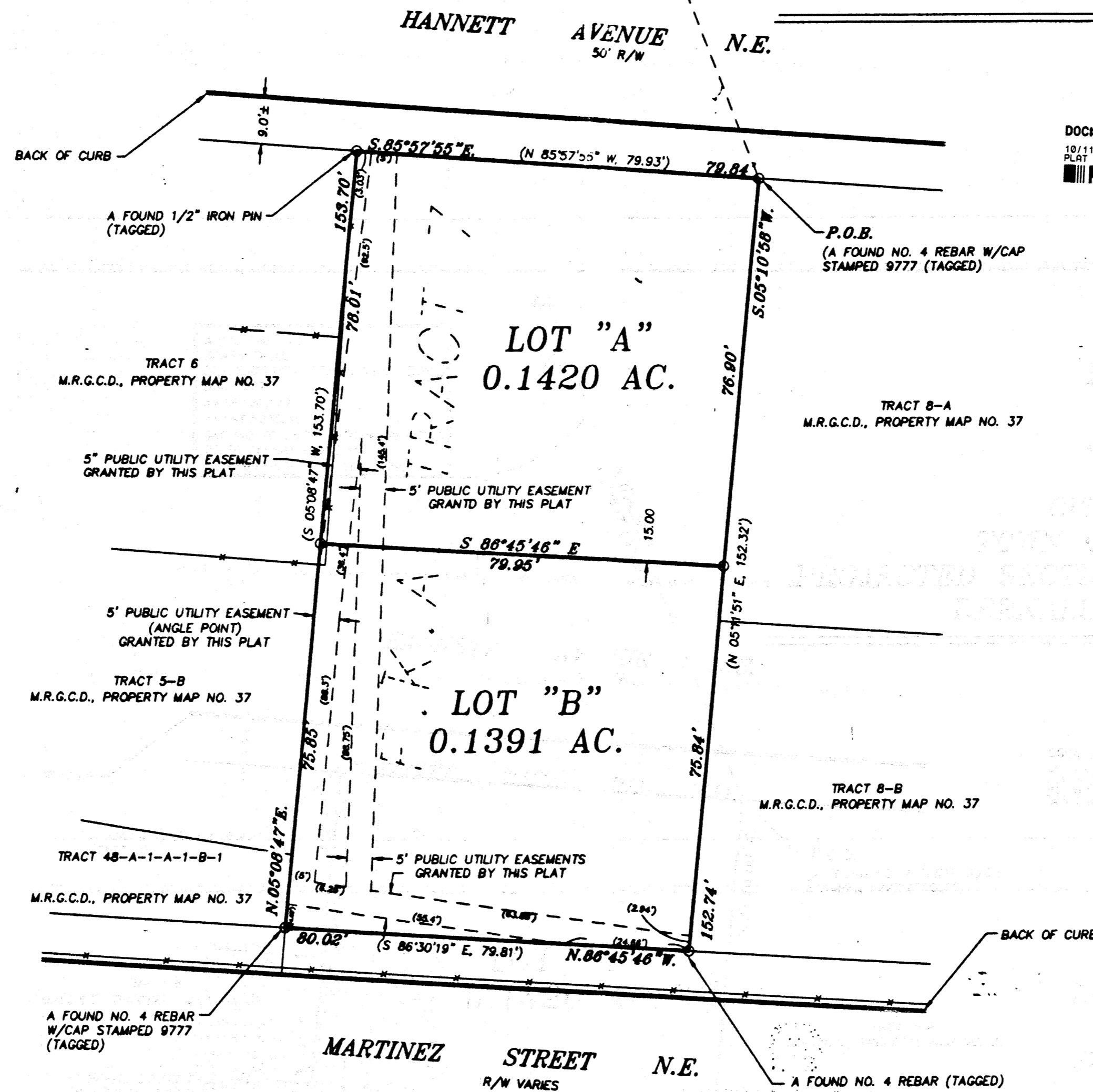
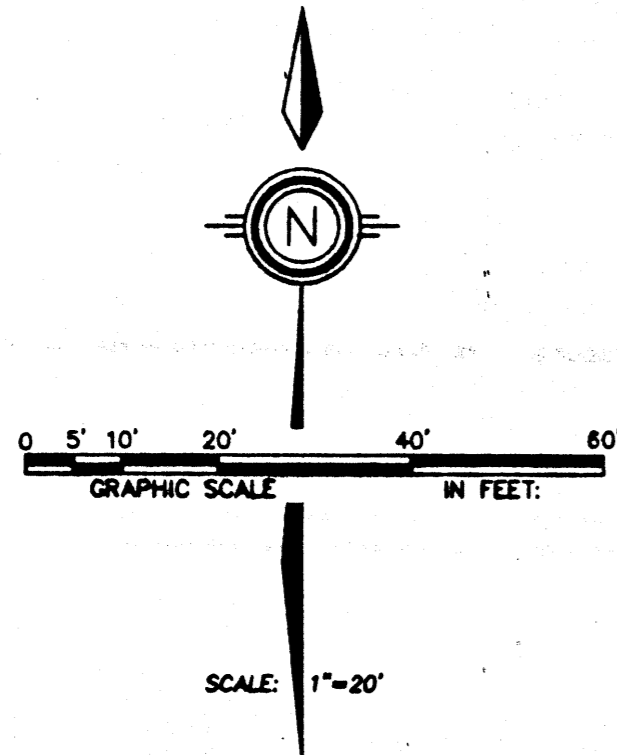


DATE: 7-26-07	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 07-134
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	

PLAT OF
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 JESUS F. APODACA
 SITUATE WITHIN
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 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
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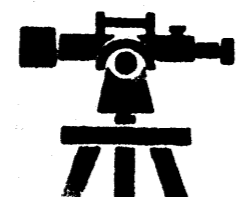
AUGUST 2007

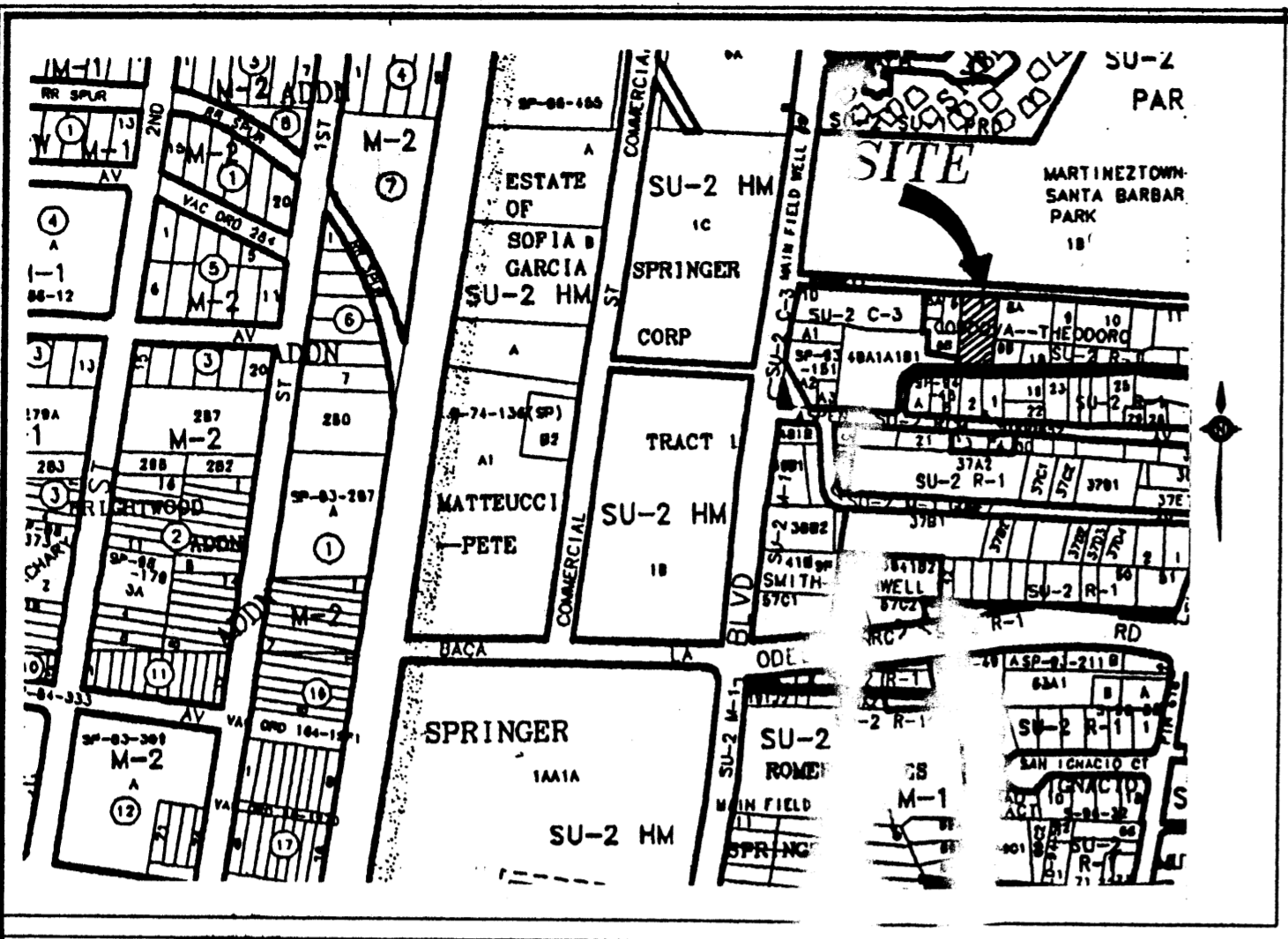
A.C.S. "NM47-13"
 BRASS TABLET
 PLANE COORDINATES (CENTRAL ZONE)
 NAD 1927
 X=382,262.47
 Y=1,495,630.34
 GROUND TO GRID FACTOR=0.99967825
 DELTA ALPHA=-00°13'35"
 ELEV.=4968.392 FT. (SLD 1929)



DOCN 2007143787
 10/11/2007 08:53 AM Page 2 of 2
 PLAT 2-312.00 B: 2007C P: 0293 M Toulouse, Bernalillo County

DATE: 7-26-07	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 2 OF 2	CHECKED BY: R.H.	JOB NO. 07-134
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VICINITY MAP (N.T.S.) ZONE PAGE J- 4-Z

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 Existing Zoning: SU-2 - A
 Date of Survey: August 2007

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 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO**

AUGUST 2007

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY APPROVALS:

[Signature]
 City Surveyor

**PRELIMINARY PLAT
 APPROVED BY DRB**

ON 10/2/07

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering Transportation Division _____ Date _____

Parks and Recreation Department _____ Date _____

A.M.A.F.C.A. _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

UTILITY APPROVALS

PNM Electric Services Division _____ Date _____

PNM Gas Services Division _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

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Owner and Proprietor
 Lots "A" and "B"

[Signature]
 Jesus F. Apodaca

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

On this 31 day of August, 2007, before me a notary public in and for said county and state, personally appeared, Jesus F. Apodaca, a single man to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

[Signature]
 Notary Public

My Commission Expires



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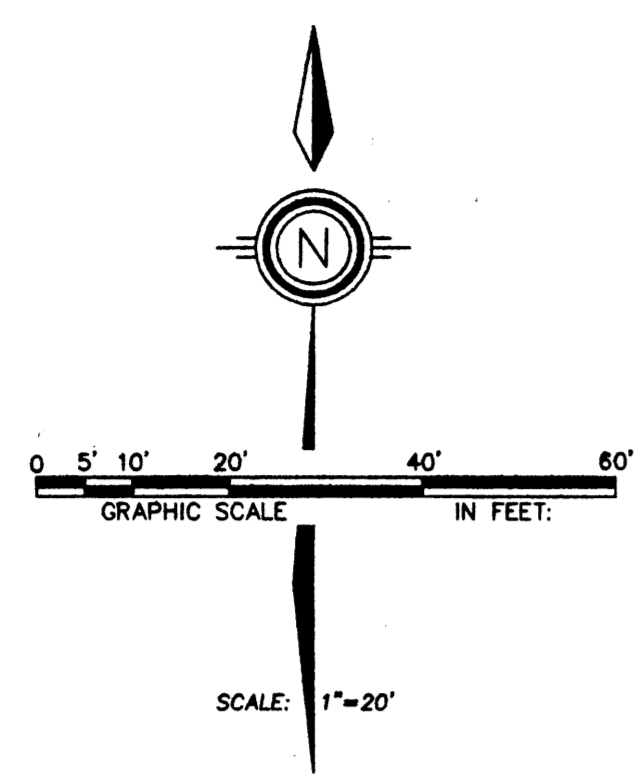
[Signature] 8-29-07
 David R. Kraemer, N.M.L.S., No. 4577 Date



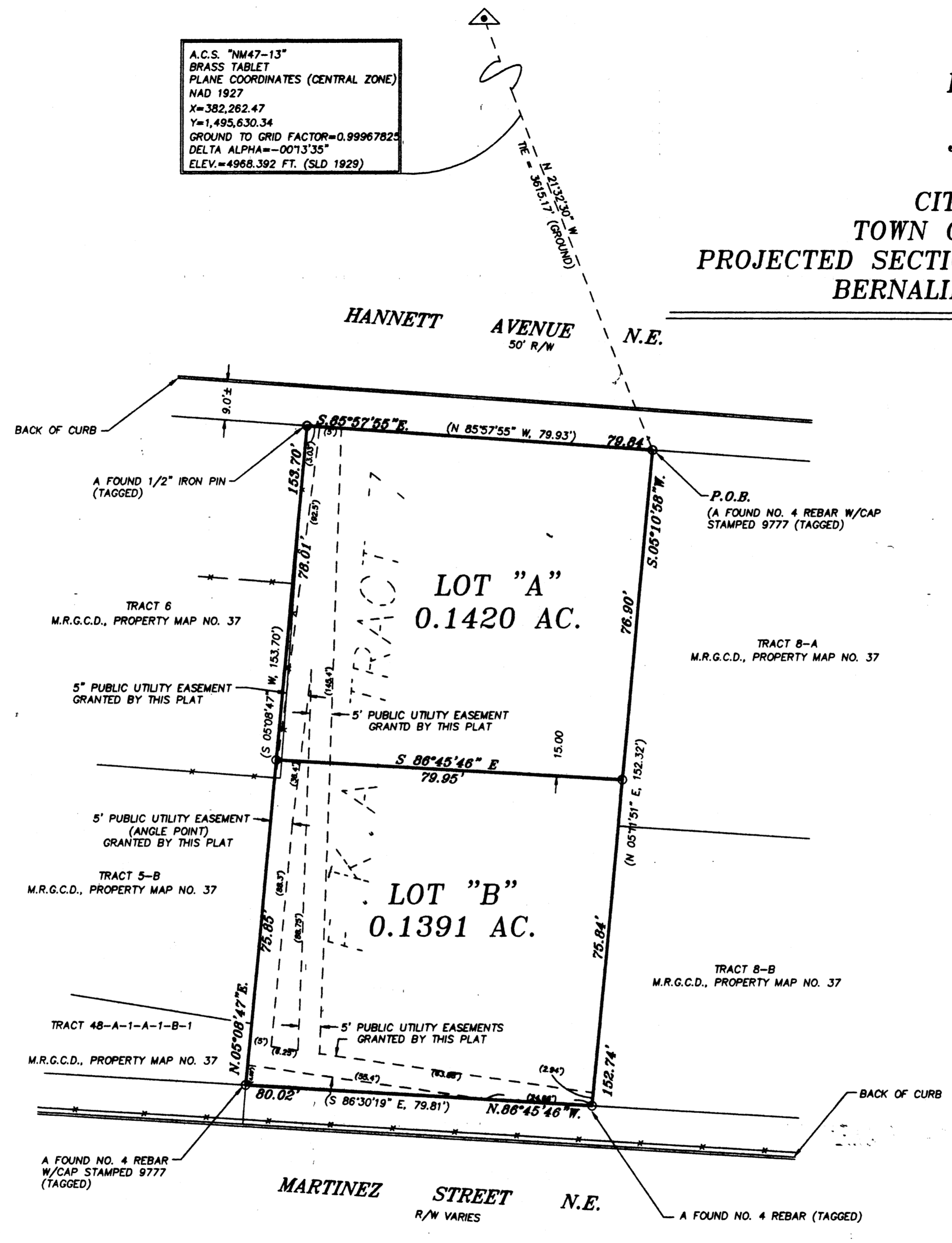
DATE: 7-26-07	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 07-134
REVISIONS:	REVISIONS:	
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