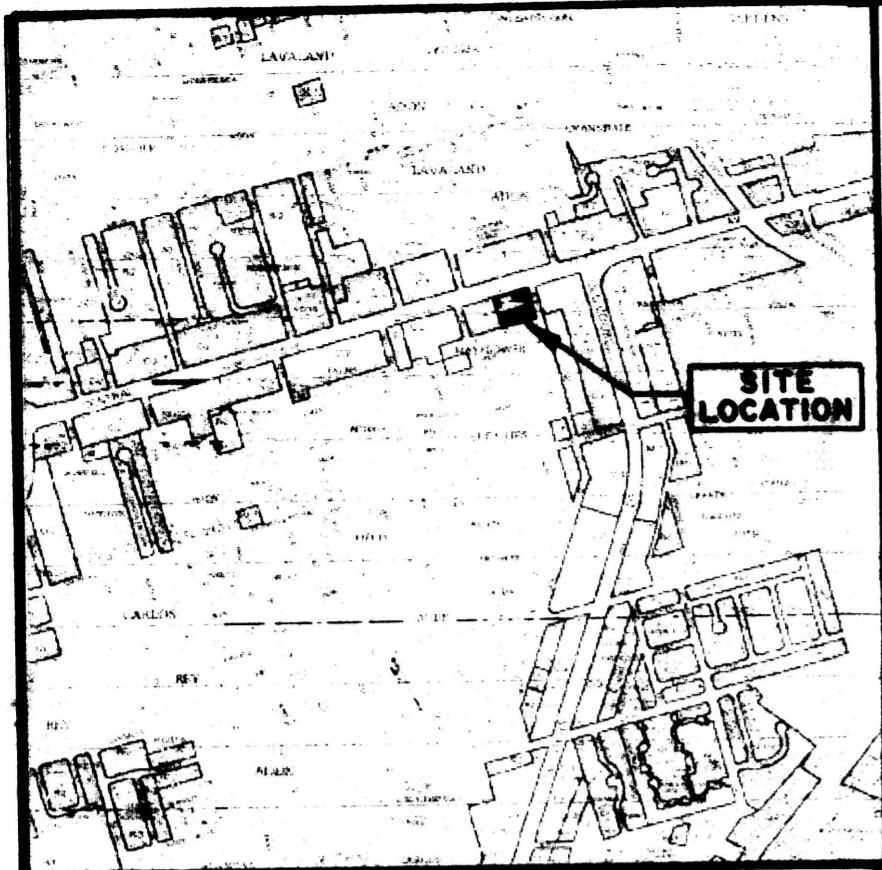


TALOS LOG #2007220311



VICINITY MAP
ZONE ATLAS PAGE K-11-Z(NTS)



PLAT OF
LOT 1A & 2-A, BLOCK 2
BEING A REPLAT OF LOT-1, LOT-2 & EAST 50' OF LOT-3, BLOCK 2
MAYFLOWER HEIGHTS SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

**PRELIMINARY PLAT
APPROVED BY DRB**
ON 8/1/07

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: <i>[Signature]</i>	Date: <u>7-18-07</u>
City Surveyor	Date: _____
Real Property Division (conditional)	Date: _____
Environmental Health Department (conditional)	Date: _____
Traffic Engineering, Transportation Division	Date: _____
Water Utility Department	Date: _____
Parks and Recreation Department	Date: _____
AMAFCA	Date: _____
City Engineer	Date: _____
DRB Chairperson, Planning Department	Date: _____

SUBDIVISION DATA

1. D.R.B. NO. _____
2. Zone Atlas Index No. K-11-Z
3. Gross Subdivision Acreage 1.0560 Acres
4. Number of Lots existing 2
5. Number of Lots created 2
6. No streets were created or deleted by this Plat.

NOTES:

- 1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) DISTANCES ARE GROUND.
- 2) PLAT IS LOCATED WITHIN PROJECTED SECTION 3, TOWNSHIP 10 N, RANGE 2E, N.M.P.M., TOWN OF ATRISCO GRANT.
- 3) BEARINGS SHOWN IN PARENTHESIS ARE PER PLAT OF RECORD.
- 4) PROPERTY IS ZONED "C2".

EASEMENTS:

1. This Plat shows all easements of record.

DESCRIPTION:

LOTS NUMBERED ONE (1), TWO (2) AND THE EAST 50' OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF MAYFLOWER HEIGHTS 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 APRIL 18, 1945 IN VOLUME D, FOLIO 76 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE S.W., WHENCE, "NMSHC" BRASS TABLET "NM448-C1" BEARS S 79°07'02" W, 801.43 FEET AND RUNNING—
THENCE, N 75°00'20" E, 230.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE S.W. TO THE NORTHEAST CORNER OF SAID LOT 1, MAYFLOWER SUBDIVISION AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, S 14°59'40" E, 200.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 55TH STREET S.W. TO THE SOUTHEAST CORNER OF SAID LOT 1, MAYFLOWER SUBDIVISION AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, S 75°00'20" W, 230.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, N 14°59'40" W, 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.0560 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, PRESTON E. HALL, NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 10042, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, COMPLIES WITH THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature: Preston E. Hall]
Preston E. Hall PS 10042



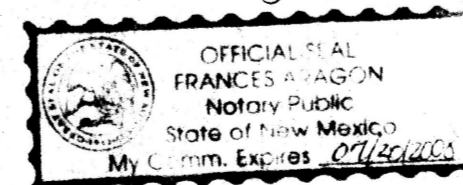
FREE CONSENT AND DEDICATION

Now replatted as Lots 1-A and 2-A, MAYFLOWER HEIGHTS SUBDIVISION hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided and dedicating additional right of way shown hereon in fee simple with warranty covenants.

[Signature: Julian J. Torres] 5-17-07 *[Signature]* (7/08/07)
Date
JULIAN J. TORREZ, OWNER LOT 1-A
[Signature: Chris & Juliana Casaus] 5/17/07 *[Signature]* (7/09/07)
Date
CHRIS & JULIANA CASAU, OWNER LOT 2-A

STATE OF New Mexico }
COUNTY OF Bernalillo } SS

On this 17th day of May 2007, the foregoing instrument was acknowledged before me by Julian J. Torres / Christopher Casaus / Juliana Flores-Casaus
My commission expires 07/20/2008
[Signature: Frances Avagon]
Notary Public

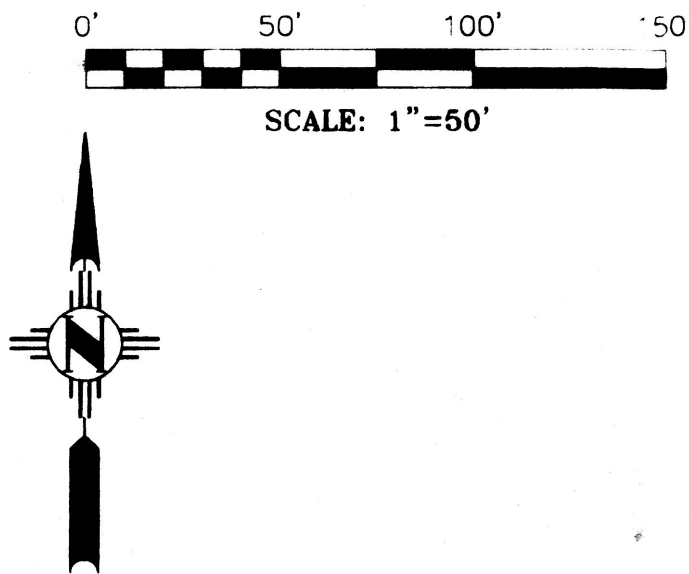


THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC# _____
PROPERTY OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE

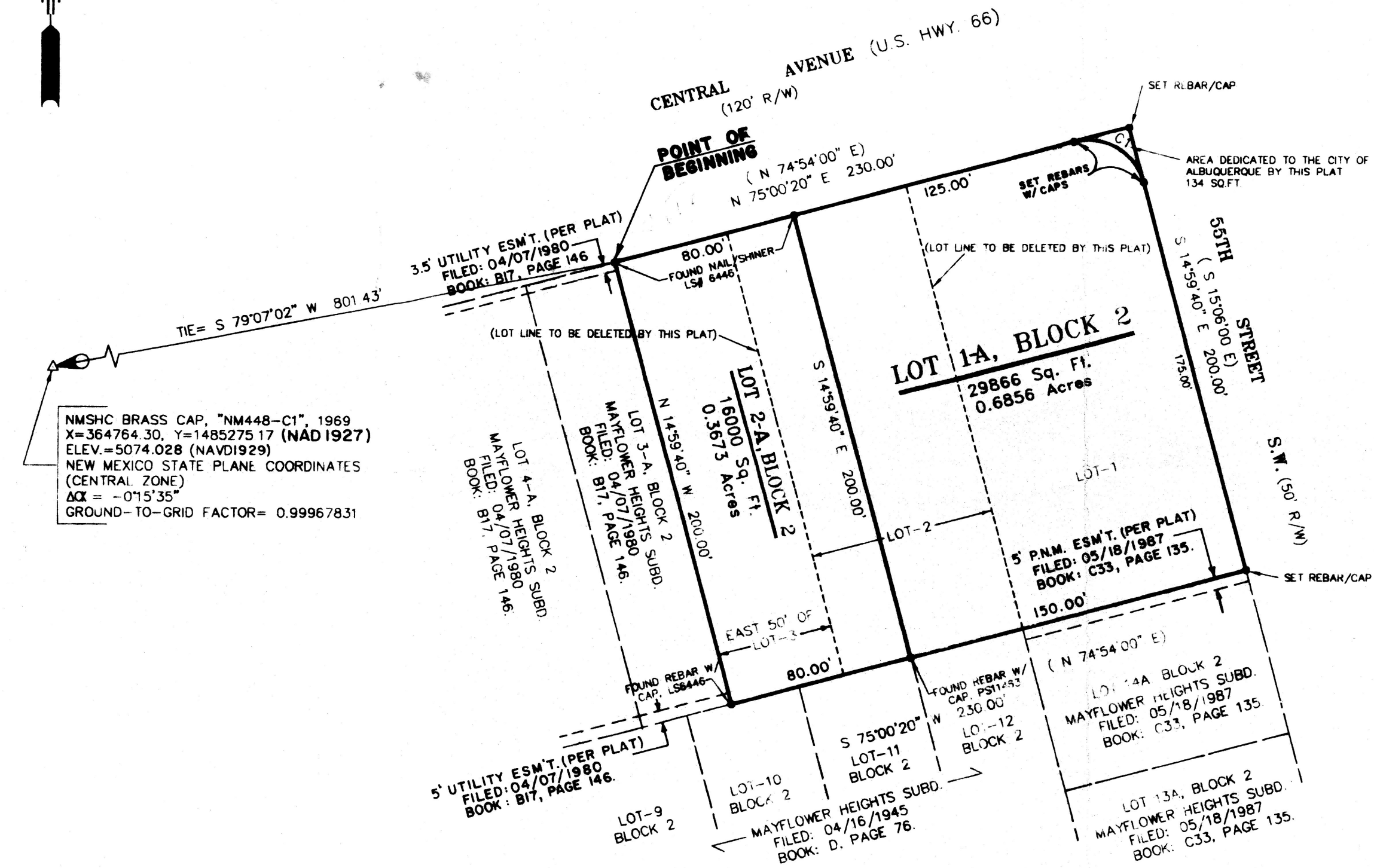
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO PLAT LOT 1, LOT 2 & E. 50' OF LOT 3, BLOCK 2, MAYFLOWER HEIGHTS SUB. INTO 2 LOTS AND DEDICATE ADD'L. R.O.W.

HALL SURVEYING CO.		
DRAWN	DATE	12805 MENAUL BLVD.
	04/27/07	ALBUQUERQUE, NM
APPROVED	DATE	PH.292-6727
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 2	LS-3843



PLAT OF
LOT 1-A & 2-A, BLOCK 2
 BEING A REPLAT OF LOT-1, LOT-2 & EAST 50' OF LOT-3, BLOCK 2
MAYFLOWER HEIGHTS SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

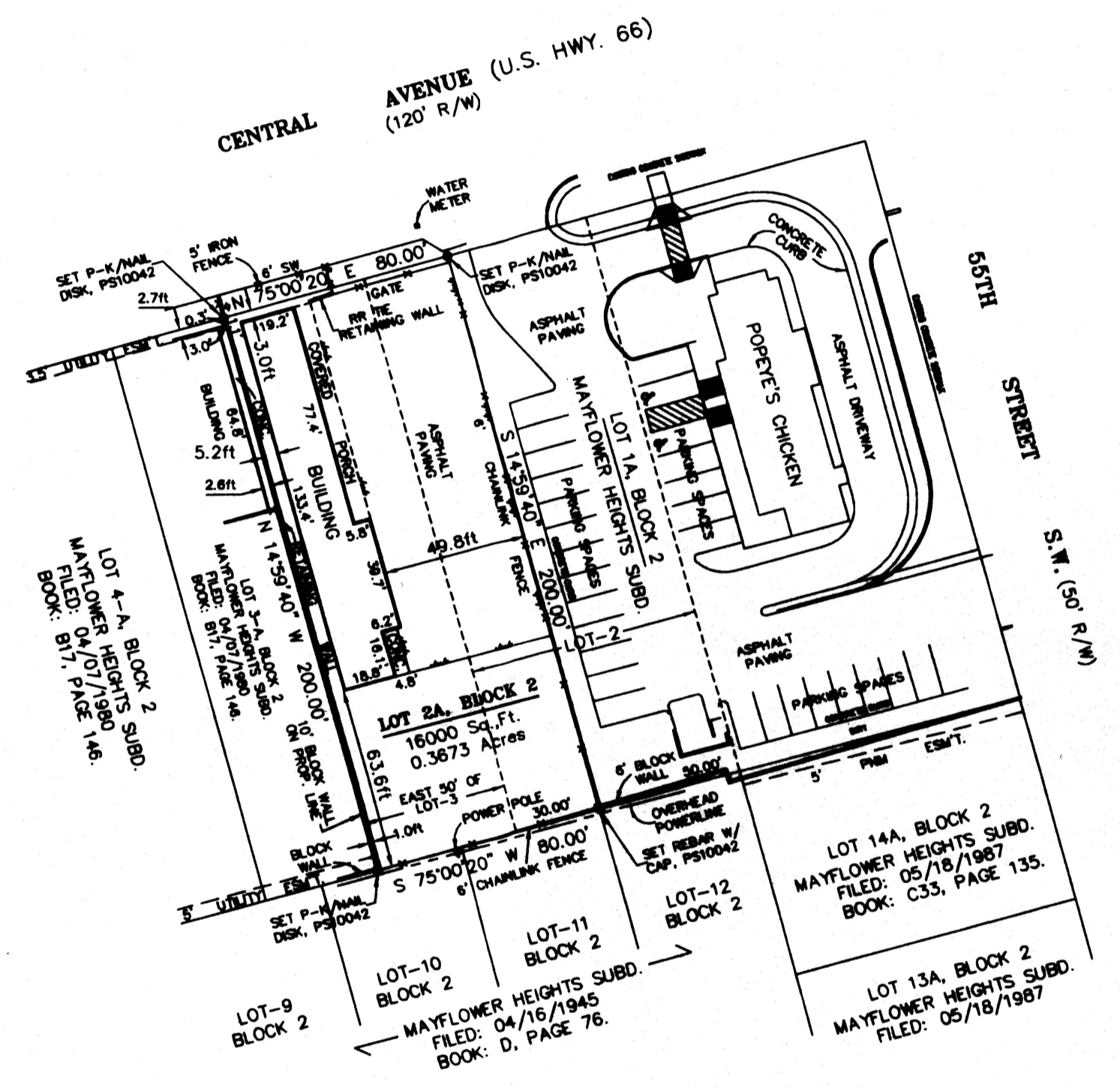
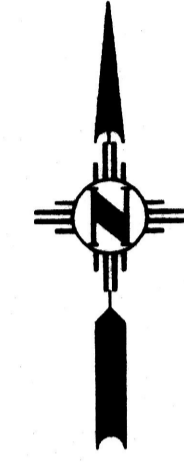
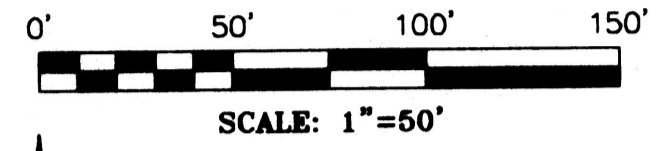


NMSHC BRASS CAP, "NM448-C1", 1969
 X=364764.30, Y=1485275.17 (NAD1927)
 ELEV.=5074.028 (NAVD1929)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE)
 Δα = -0°15'35"
 GROUND-TO-GRID FACTOR= 0.99967831

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 59°59'40" E	90°00'00"

HALL SURVEYING CO.		
DRAWN	DATE	12805 MENAUL BLVD.
	04/27/07	ALBUQUERQUE, NM
APPROVED	DATE	PH.292-6727
SCALE	SHEET	PROJECT NO.
1" = 50'	2 OF 2	LS-3843

SITE SKETCH OF
LOT 1A & 2A, BLOCK 2
 BEING A REPLAT OF LOT-1, LOT-2 & EAST 50' OF LOT-3, BLOCK 2
MAYFLOWER HEIGHTS SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007



HALL SURVEYING CO.		
DRAWN	DATE	12805 MENAUL BLVD.
	05/25/07	ALBUQUERQUE, NM
APPROVED	DATE	PH.292-6727
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	LS-3843