

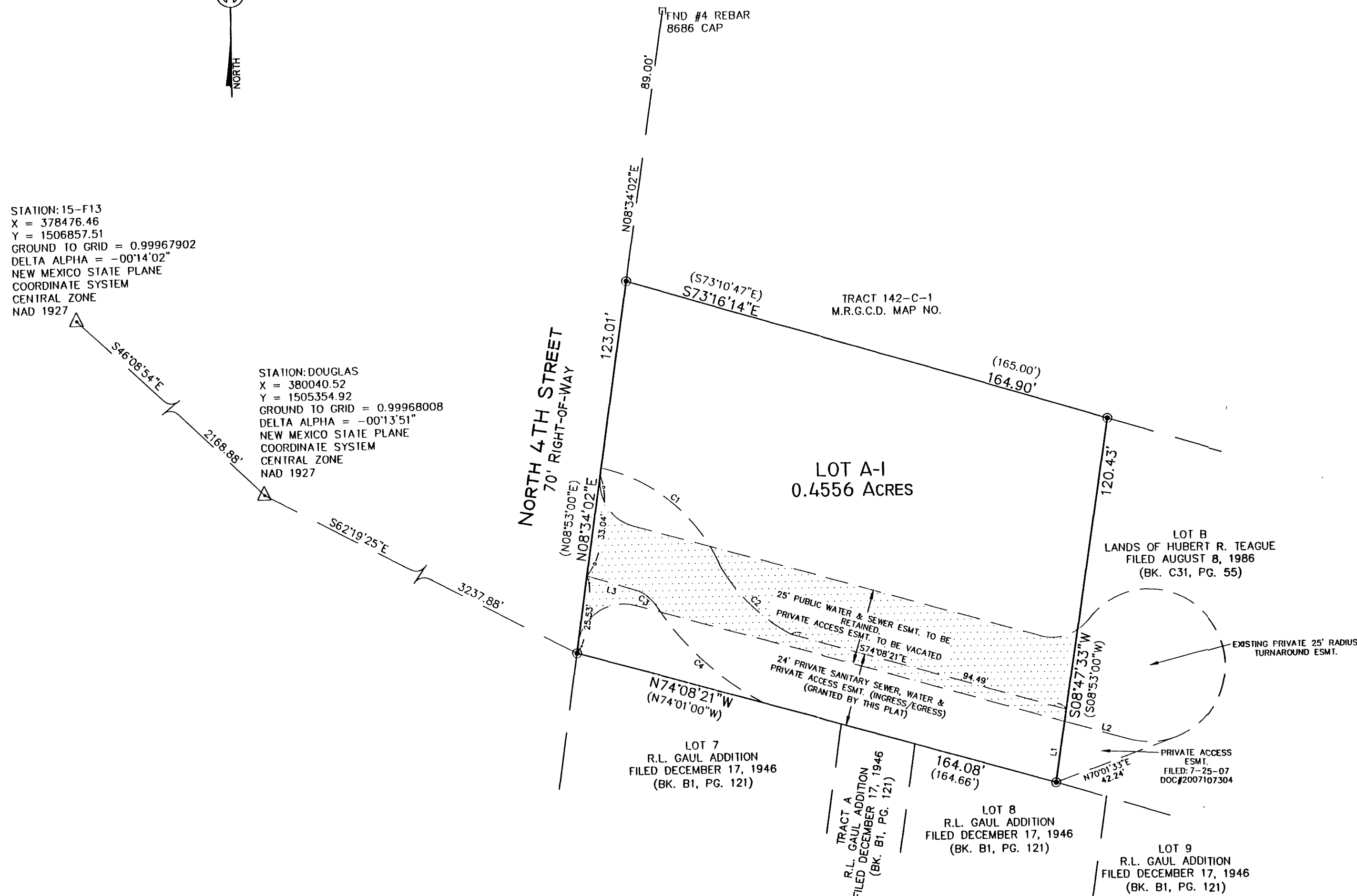
PLAT OF
 LOT A-1
 LANDS OF HUBERT R. TEAGUE
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2007
 SHEET 2 OF 2

15 10 5 0 10 20 30
 SCALE: 1" = 30'
 PROJECT NO. 0706EH04
 DRAWN BY EH
 ZONE ATLAS: F-14-Z
 SONMENT.CR5



STATION: 15-F13
 X = 378476.46
 Y = 1506857.51
 GROUND TO GRID = 0.99967902
 DELTA ALPHA = -00°14'02"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: DOUGLAS
 X = 380040.52
 Y = 1505354.92
 GROUND TO GRID = 0.99968008
 DELTA ALPHA = -00°13'51"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



DOCH 2007118161
 08/15/2007 10:41 AM Page: 2 of 2
 PLAT R-512-90-B-2007C-P-0227-A Toulouse, Bernalillo County

MONUMENT LEGEND

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.74	55.96	54°00'03"	50.81	N49°35'28"E
C2	32.54	59.66	31°15'10"	32.14	S45°17'40"E
C3	8.14	14.41	32°20'56"	8.03	S46°01'03"E
C4	47.31	96.87	27°59'03"	46.84	N47°28'04"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.15	N08°47'33"E
L2	22.09	S74°08'21"E
L3	18.07	N74°34'53"W

SURVEYS SOUTHWEST LTD.

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

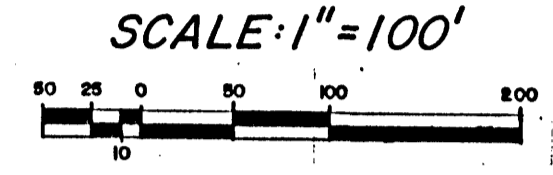
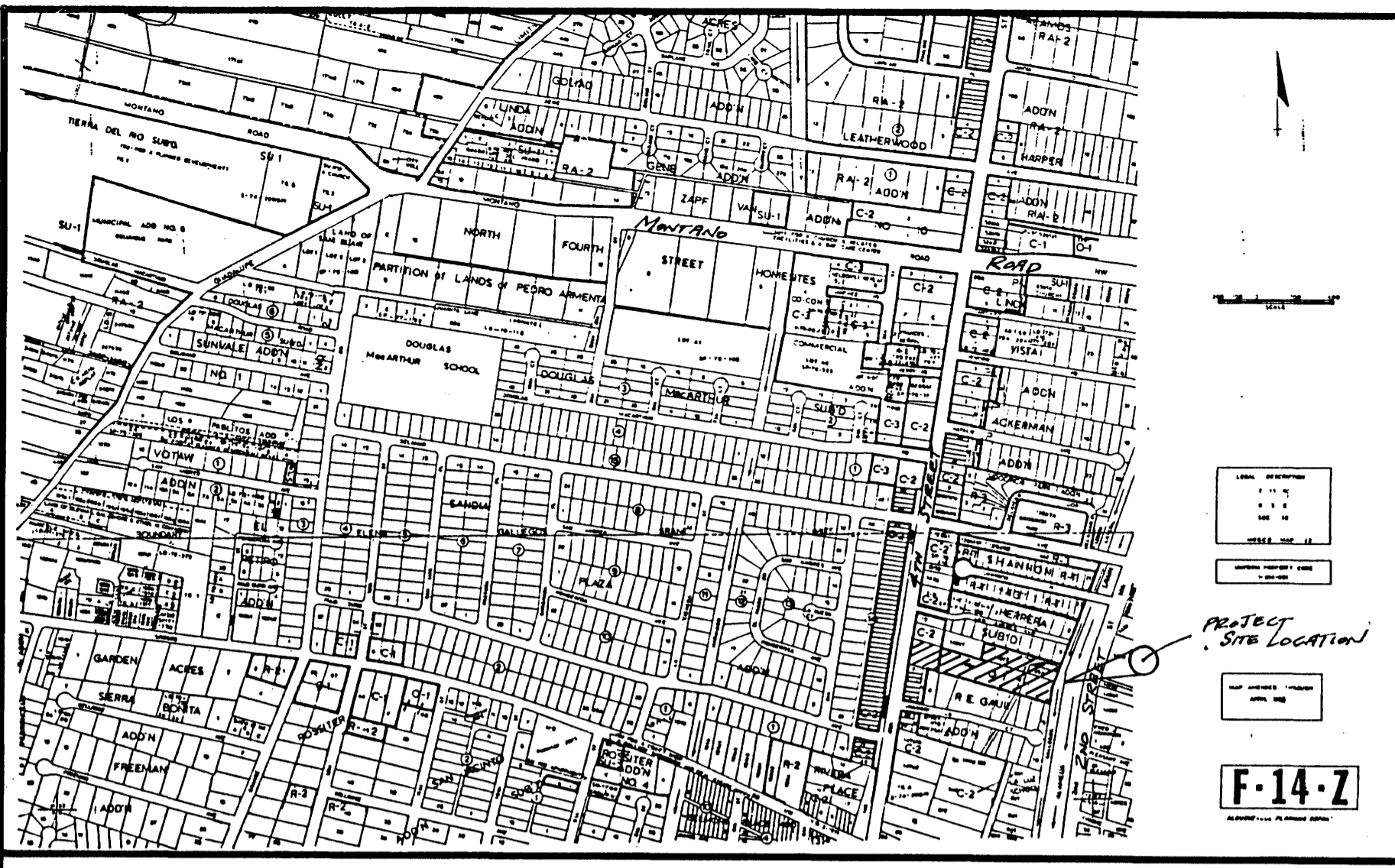
PHONE: (505) 998-0303
 FAX: (505) 998-0306

T11N R3E SEC. 32

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 12:51 AUG 8 1986
 At _____ o'clock P.M. Recorded in Vol. _____
 of records of said County Folio _____
 _____ Clerk & Recorder
 _____ Deputy Clerk

56 73740

A PLAT OF
LOT A AND LOT B
LANDS OF HUBERT R. TEAGUE
 BEING A REPLAT OF TRACTS 142-c-2, 145-a AND 146-a
 AS SHOWN ON M.R.G.C.D. MAP No. 32
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY 1986



LEGAL DESCRIPTION

A certain tract of land comprised of Tracts 142-c-2, 145-a and 146-a as shown on M.R.G.C.D. Property Map No. 32, within Section 32, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract, being the same corner as the Southeast corner of Lot 9, HERRERA SUBDIVISION, as filed in Bernalillo County, New Mexico on April 5, 1946, in Book D, page 48; also being a point on the West right-of-way of the Gallegos Lateral; thence along said right-of-way S 11° 31' 00" W, 98.78 feet to a point; thence, S 08° 58' 00" W, 119.25 feet to the Southeast corner; thence leaving said right-of-way N 72° 04' 00" W, 192.70 feet to a point; thence, N 74° 01' 00" W, 600.00 feet to the Southwest corner, a point on the East right-of-way of North Fourth Street; thence along said right-of-way N 08° 53' 00" E, 123.01 feet to the Northwest corner; thence leaving said right-of-way S 73° 10' 47" E, 370.39 feet to a point; thence, N 15° 58' 00" E, 91.69 feet to a point on the South line of said Herrera Subdivision; thence along said line S 74° 17' 00" E, 415.21 feet to the point of beginning, and containing 3.0491 acres, more or less.

NOTES:

- 1) The purpose of this replat is to create lots agreeable to the existing C-2 and O-1 zone lines.
- 2) Basis of Bearings = HERRERA SUBDIVISION, filed April 5, 1946; Book D, page 48.
- 3) No field work performed.
- 4) Warranty Deeds provided by client, filed September 27, 1984; Book D 222 A, page 375.

FREE CONSENT

The above plat is with the free consent of the undersigned Owner(s). The undersigned have represented themselves to have title and acknowledged that this plat is within the covenants and restrictions on this property. The undersigned owner(s) hereby grant the private utility and access easement as shown hereon.

Hubert R. Teague
 Owner(s) Hubert R. Teague

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF) ss.

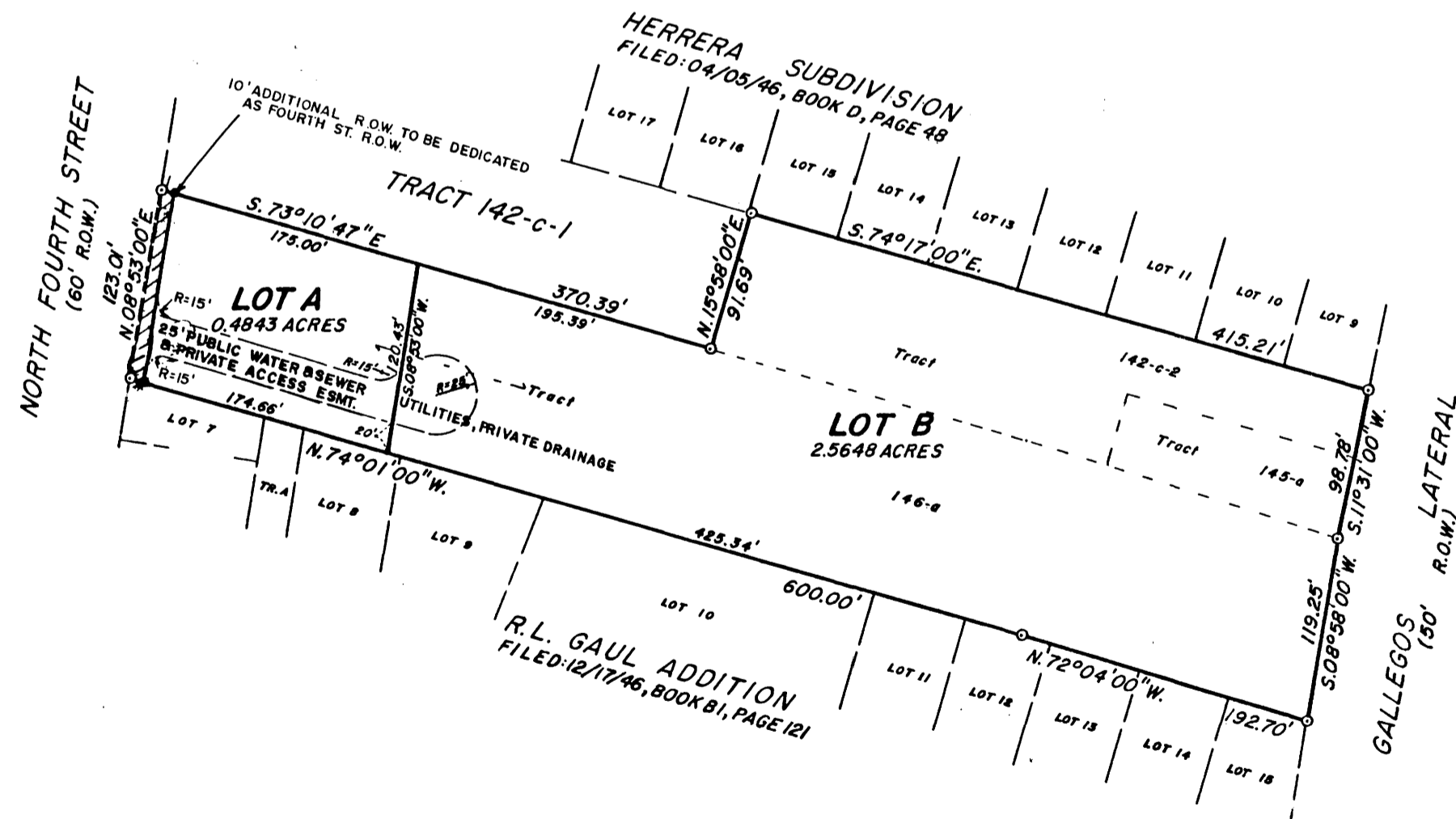
OFFICIAL SEAL: The foregoing instrument was acknowledged before me this 10th day of July, 1986. BY: HUBERT R. TEAGUE
 E.D. STUART, Notary Public, My Commission Expires: _____
 Notary Bond Filed with Secretary of State: _____
 My Commission Expires: _____
 Notary Public

CITY/COUNTY APPROVALS:

- | | |
|--|---------------------|
| <i>Priscilla J. Ruble</i>
Property Management | 8/17/86 |
| <i>Alvin Urban</i>
City Surveyor | 7/21/86 |
| <i>Rhonda H. Aught</i>
City Water Resources | 7.24.86 |
| <i>Frank J. Aguin</i>
City Engineer | 8-6-86 |
| <i>Frank J. Aguin</i>
A.M.A.F.C.A. | 8-6-86 |
| NA
Traffic Engineer | |
| NA
Parks and Recreation | |
| <i>Richard Dornen</i>
City Planning Director | SP-86-287
8.7.86 |

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, 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, meets the minimum requirements of monuments of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.
Franklin E. Wilson
 Franklin E. Wilson, N.M.L.S. No. 6446
 SOUTHWEST SURVEYING CO., INC. 333 Lomas Blvd., N.E., Albuquerque, New Mexico 87102
 (505) 247-4444



NOTES:

- 1) The owner of Lot A is responsible for the maintenance of the private access easement within Lot A.
 - 2) The owner of Lot B is responsible for the maintenance of the private access easement within Lot B.
 - 3) The easement is for exclusive use by the owners of Lots A and B.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot B must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 10th day of July, 1986.

OFFICIAL SEAL: BY: FRANKLIN E. WILSON
 E.D. STUART, Notary Public, My Commission Expires: _____
 Notary Bond Filed with Secretary of State: _____
 My Commission Expires: _____
 Notary Public

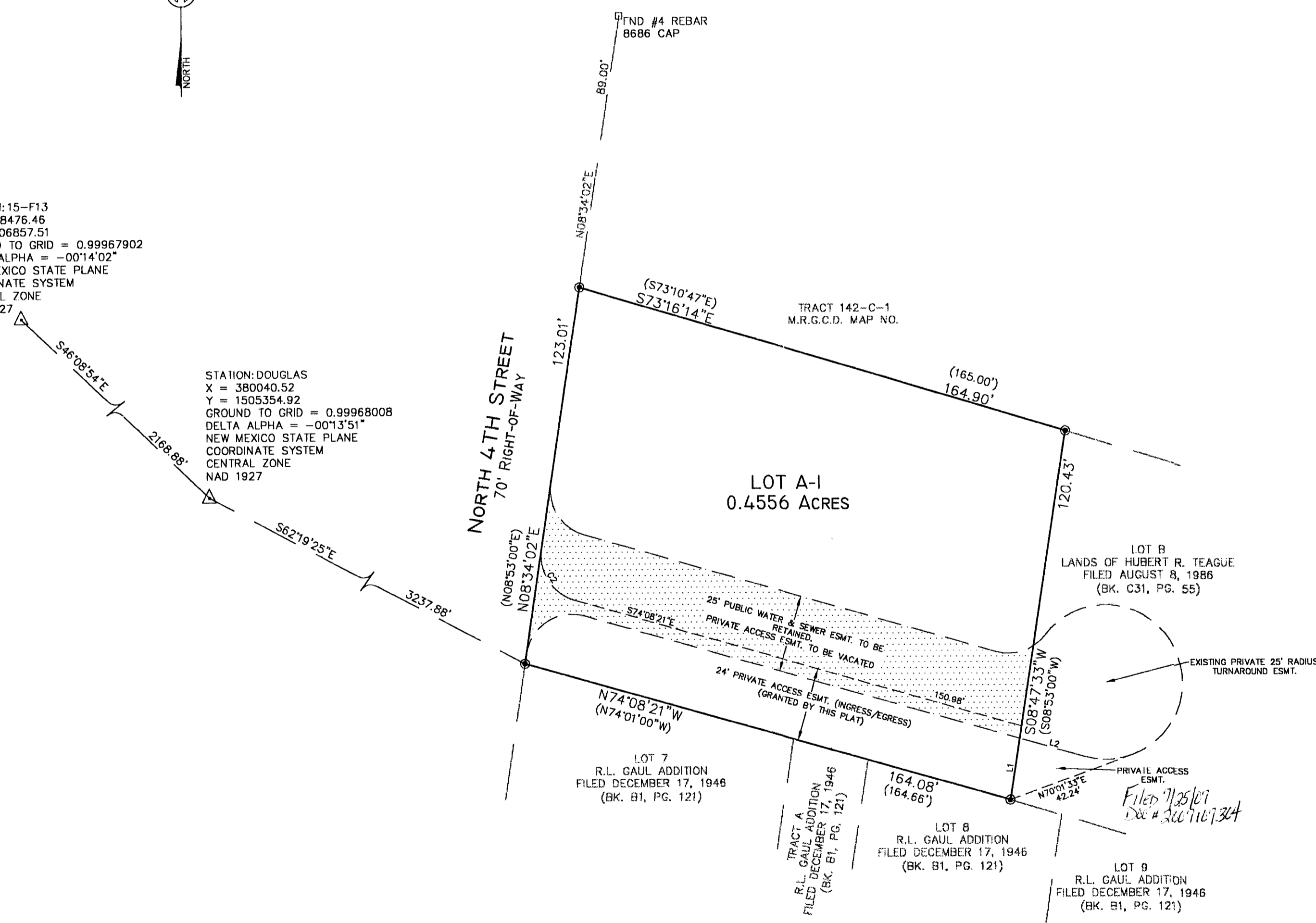
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C1	15.64	25.00	35°50'06"	15.38	N87°56'36"E
C2	21.65	15.00	82°42'23"	19.82	S32°47'10"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.15	N08°47'33"E
L2	22.09	S74°08'21"E

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T11N R3E SEC. 32