



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 2\_K15 AND 8\_K15, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE BOUNDARY SURVEY PLAT OF LOTS 2 & 3 BLOCK 75 & LOTS 1 & 2 BLOCK 76, TERRACE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 1998 IN BOOK 98S, PAGE 216.
6. GROSS AREA: 0.4110 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED SU-2 PR
10. 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.

LEGAL DESCRIPTION

A certain tract of land being and comprised of Lots numbered One (1) and Two (2) in Block numbered Seventy-six (76) plat of the TERRACE ADDITION to the City of Albuquerque as the same is shown and designated on said plat thereof, filed in the Office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on November 15, 1910; Volume C2, folio 71; TOGETHER WITH portions of vacated right-of-ways of Terrace Street SE, Gold Avenue SE and Buena Vista Drive SE; being more particularly described as follows: BEGINNING at the Northwest corner of said tract being a point on the South right-of-way of Gold Ave SE; whence the City of Albuquerque Station 8-K15 bears N 04° 38' 14" E, 455.79 feet distant; thence from said point of beginning along said right-of-way S 81° 13' 22" E, 76.08 feet to a point of curvature to the right having a central angle of 36° 52' 12", with a radius of 20.00 feet, a distance of 12.87 feet (chord bearing S 62° 47' 16" E, 12.65 feet) thence S 81° 13' 22" E, 0.76 feet to the Northeast corner of said tract being a point on the West right-of-way of Buena Vista Drive SE; thence S 00° 12' 33" W, 0.69 feet to a point of intersection with a curve to the right having a central angle of 41° 24' 35", with a radius of 20.00 feet, a distance of 14.45 feet (chord bearing S 20° 29' 44" E, 14.14 feet) to a point of tangency; thence S 00° 12' 33" W, 101.96 feet along said right-of-way to a point of curvature to the right having a central angle of 36° 52' 12", with a radius of 25.00 feet, a distance of 16.09 feet (chord bearing S 18° 38' 38" W, 15.81 feet) thence S 00° 12' 33" W, 13.37 feet to the Southeast corner of said tract, being a point on the North right of a public alley; thence along said right-of-way N 81° 03' 14" W, 24.07 feet; thence N 81° 03' 34" W, 81.38 feet; thence N 81° 03' 25" W, 19.94 feet to the Southwest corner of said tract, being a point on the East right-of-way of Terrace Street SE; thence along said right-of-way N 08° 48' 22" E, 9.95 feet to a point on curvature to the right having a central angle of 36° 52' 12", with a radius of 25.00 feet, a distance of 16.09 feet (chord bearing N 09° 3' 44" W, 15.81 feet) to a point of tangency; thence N 08° 48' 22" E, 101.34 feet to a point of curvature to the right having a central angle of 41° 24' 35", with a radius of 20.00 feet, a distance of 14.45 feet (chord bearing N 29° 30' 39" E, 14.14 feet) thence N 08° 48' 22" E, 2.76 feet; thence S 81° 13' 03" E, 2.99 feet to a point of curvature to the right having a central angle of 36° 52' 12", with a radius of 20.00 feet, a distance of 12.87 feet (chord bearing N 80° 20' 32" E, 12.65 feet) to the POINT OF BEGINNING and containing 0.4111 acres, more or less.

N.T.S.

ZONE ATLAS: K-15-Z

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 DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Phillip Raby, Principal, 2000 Gold Ave LLC DATE: 3/14/2008  
 OWNER(S) PRINT NAME: PHILLIP RABY, PRINCIPAL  
 ADDRESS: P.O. BOX 7892, ALBUQUERQUE, NM 87194-7892 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 My Commission Expires: 10/10/09  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MARCH, 2008.  
 BY: PHILLIP RABY, PRINCIPAL, 2000 GOLD AVE LLC  
Sarah Amato  
 NOTARY PUBLIC



PLAT OF  
 LOT 1-A, BLOCK 76  
 TERRACE ADDITION  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2008  
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING LOTS AND THREE (3) VACATED PORTIONS OF RIGHTS-OF-WAY INTO ONE (1) NEW LOT AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.:	APPLICATION NO.
<u>[Signature]</u>	<u>3-18-08</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	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

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, 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.

Anthony L. Harris  
 Anthony L. Harris  
 New Mexico Professional Surveyor, 11463  
 Date 10-08



UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

T10N R3E SEC. 21

**PLAT OF  
LOT 1-A, BLOCK 76  
TERRACE ADDITION  
TOWN OF ALBUQUERQUE GRANT  
SECTION 21, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2008  
SHEET 2 OF 2**

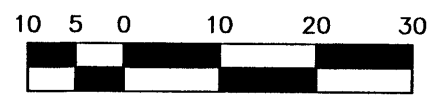
PROJECTED

STATION 2\_K15  
X = 1,527,746.399  
Y = 1,485,114.657  
GROUND TO GRID = 0.999672744  
MAPPING ANGLE = -00°12'59.22"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1983

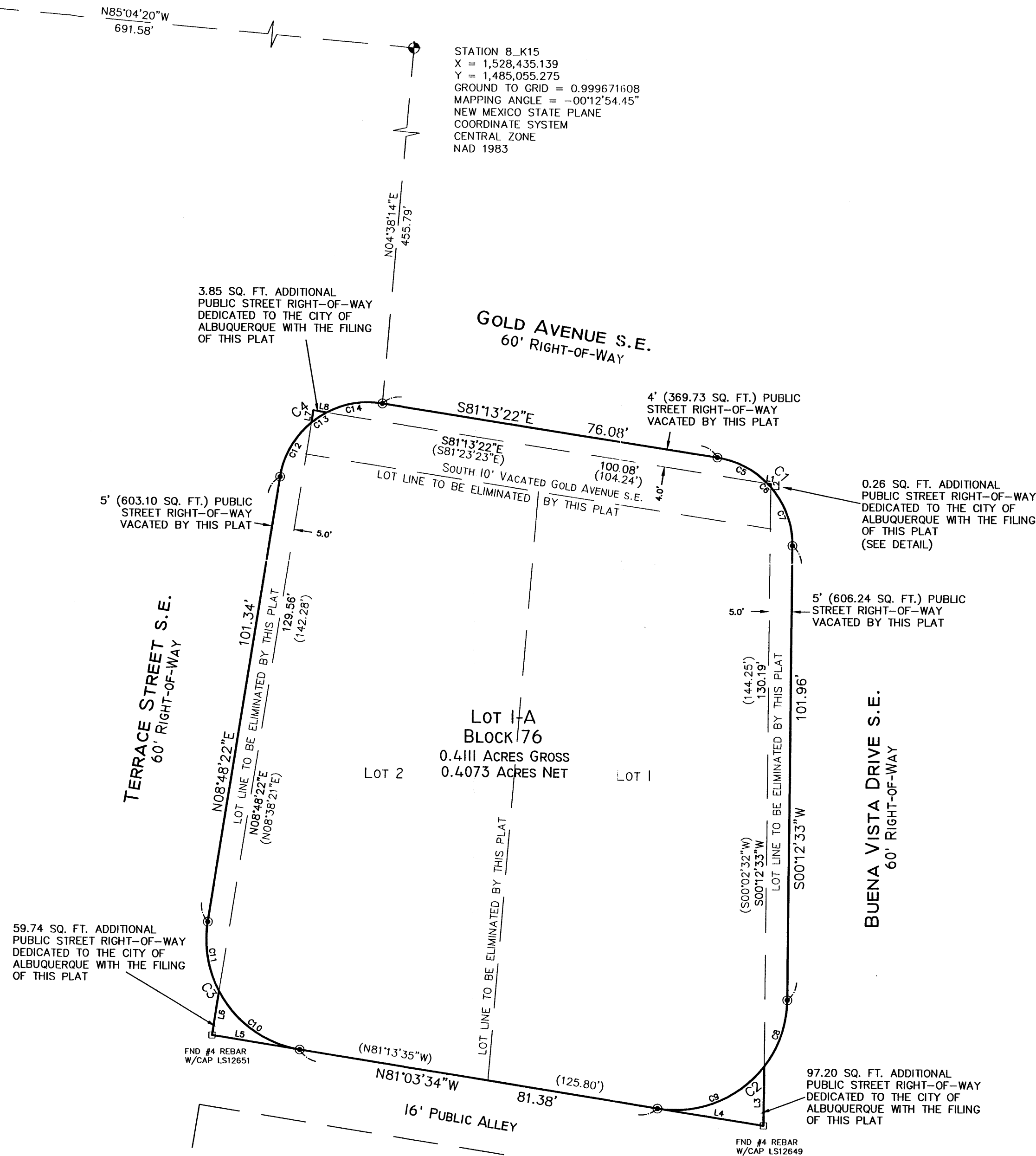
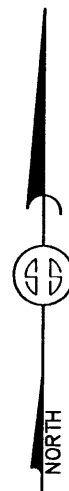
STATION 8\_K15  
X = 1,528,435.139  
Y = 1,485,055.275  
GROUND TO GRID = 0.999671608  
MAPPING ANGLE = -00°12'54.45"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1983

0.26 SQ. FT. ADDITIONAL  
PUBLIC STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY OF  
ALBUQUERQUE WITH THE FILING  
OF THIS PLAT  
(SEE DETAIL)

DETAIL:  
SCALE 1" = 5'



SCALE: 1" = 20'  
PROJECT NO. 0802PB01  
DRAWN BY PBERRY  
ZONE ATLAS: K-15-Z  
TERAGOLD.CR5



LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°13'22"E	0.76'
L2	S00°12'33"W	0.69'
L3	S00°12'33"W	13.37'
L4	N81°03'14"W	24.07'
L5	N81°03'25"W	19.94'
L6	N08°48'22"E	9.95'
L7	N08°48'22"E	2.76'
L8	S81°13'03"E	2.99'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	28.43'	81°25'55"	S40°30'25"E	26.09'
C2	25.00'	43.08'	98°43'53"	S49°34'30"W	37.94'
C3	25.00'	39.21'	89°51'56"	N36°07'36"W	35.31'
C4	20.00'	31.41'	89°58'16"	N53°47'30"E	28.28'
C5	20.00'	12.87'	36°52'12"	S62°47'16"E	12.65'
C6	20.00'	1.10'	3°09'09"	S42°46'36"E	1.10'
C7	20.00'	14.45'	41°24'35"	S20°29'44"E	14.14'
C8	25.00'	16.09'	36°52'12"	S18°38'38"W	15.81'
C9	25.00'	26.99'	61°51'41"	S68°00'35"W	25.70'
C10	25.00'	23.12'	52°59'44"	N54°33'42"W	22.31'
C11	25.00'	16.09'	36°52'12"	N09°37'44"W	15.81'
C12	20.00'	14.45'	41°24'35"	N29°30'39"E	14.14'
C13	20.00'	4.08'	11°41'30"	N56°03'42"E	4.07'
C14	20.00'	12.87'	36°52'12"	N80°20'32"E	12.65'

**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

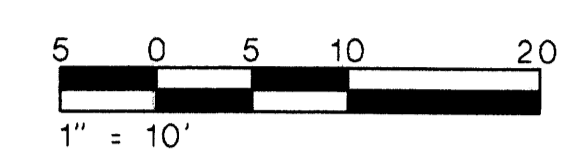
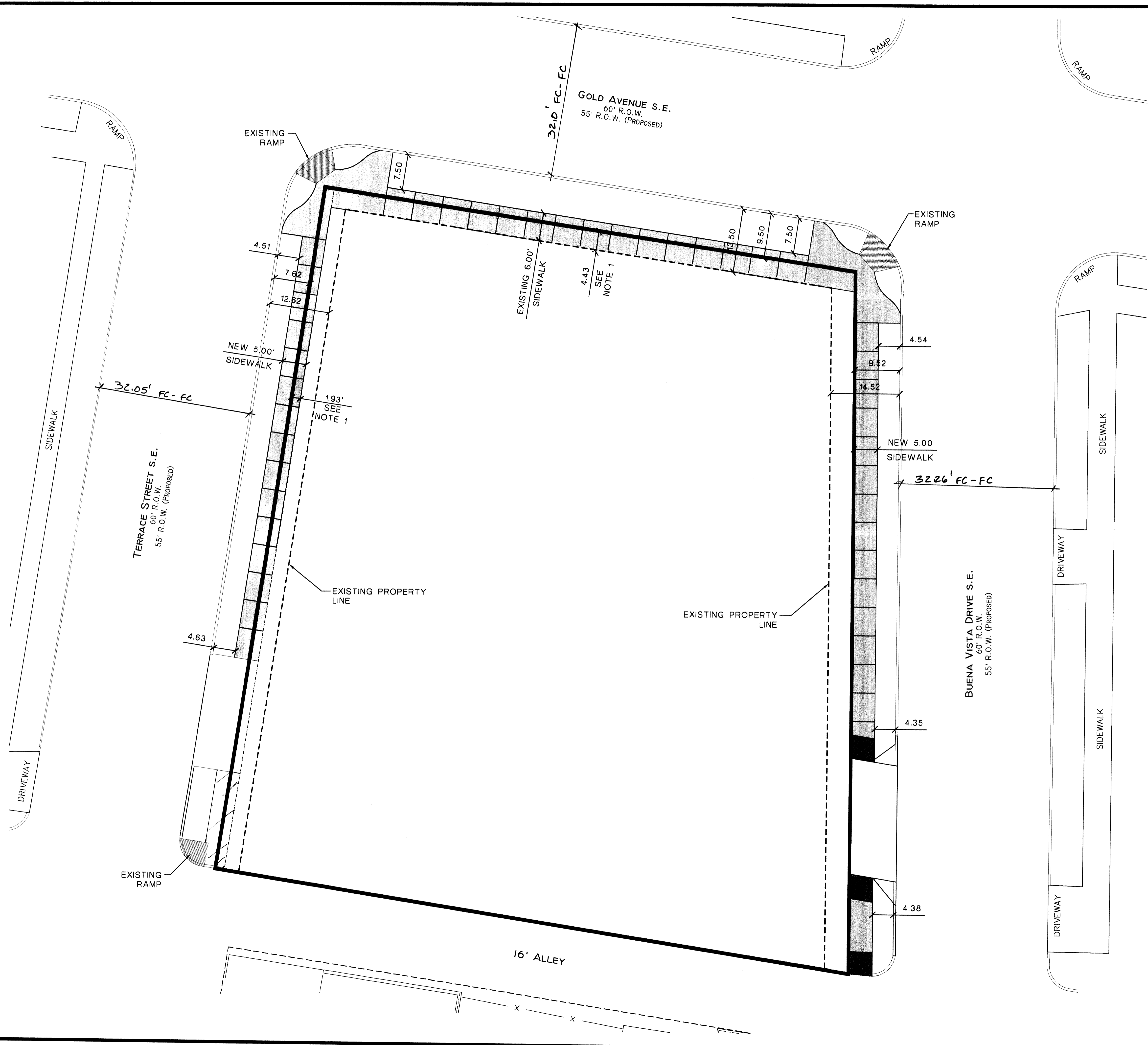
**SURVEYS SOUTHWEST LTD.**

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

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

0802PB01

**T10N R3E SEC. 21**



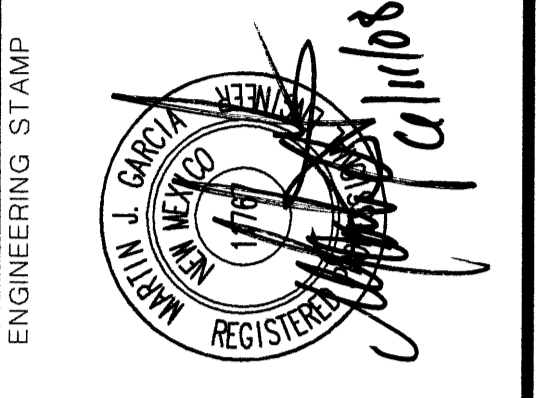
**Note**

- PUBLIC ACCESS EASEMENT GRANTED BY PLAT.

**Legend**

- PROPERTY LINE
- PROPERTY LINE
- ACCESS EASEMENT
- SIDEWALK
- EXISTING CURB

**ABO**  
ENGINEERING, INC.  
6739 Academy Rd, NE  
Suite 130  
Albuquerque, NM 87112  
505-255-7502  
Engineers Planners  
Construction Services

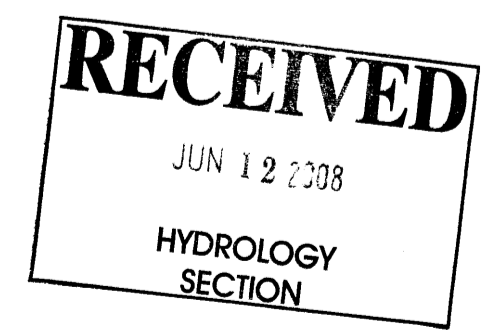


DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY ALL  
EXISTING CONDITIONS AND  
DIMENSIONS. NOTIFY  
ENGINEER/ARCHITECT OF ANY  
DISCREPANCIES PRIOR TO  
BEGINNING CONSTRUCTION

1006822  
2000 GOLD  
ALBUQUERQUE, NEW MEXICO  
Exhibit B

REV NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 27108    DATE: MARCH 28, 2008  
 DESIGNED BY: M GARCIA  
 DRAWN BY: F PHILLIPS  
 CHECKED BY: M GARCIA  
 CAD FILE NAME:

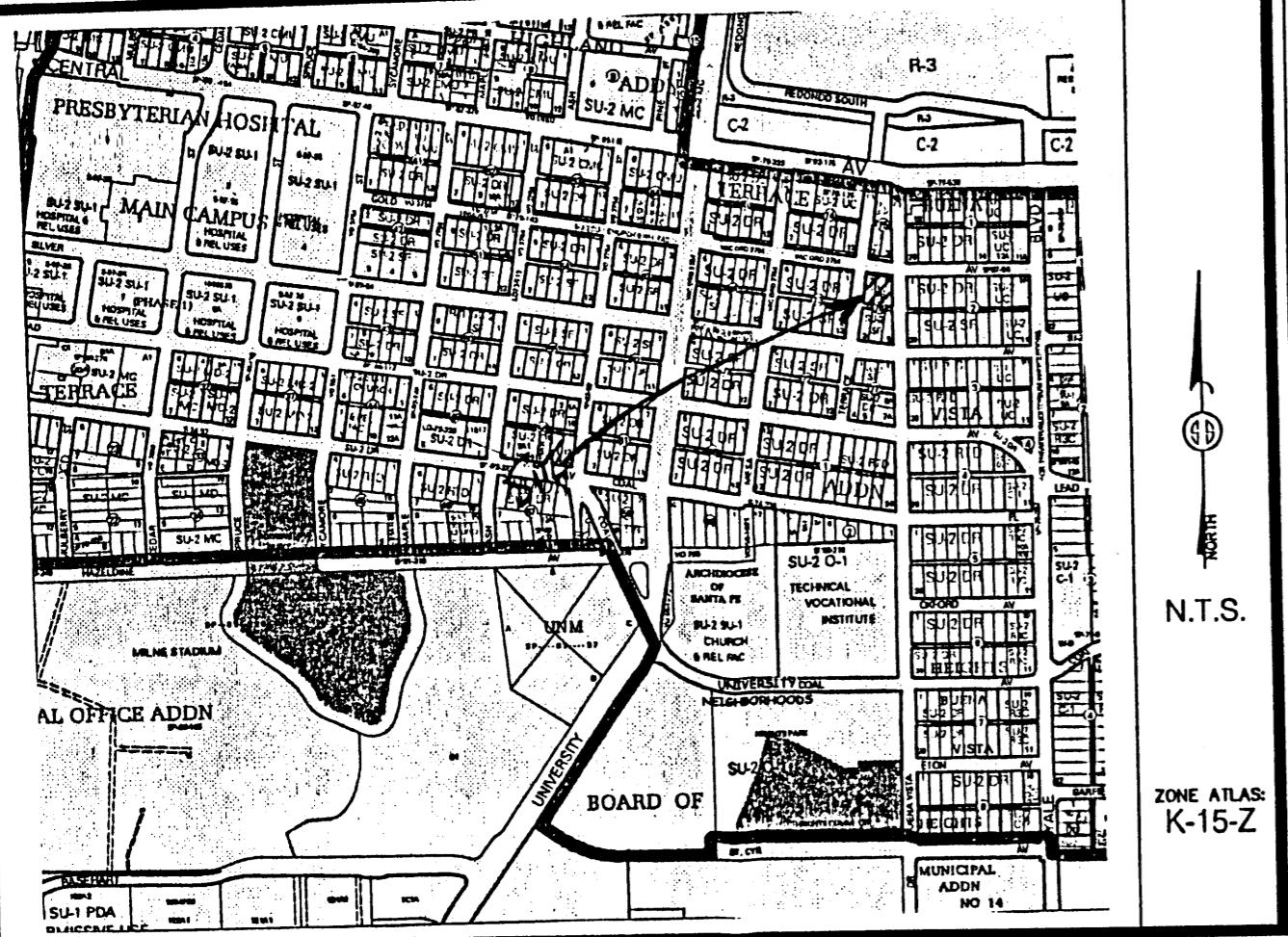


SHEET TITLE  
**SITE EXHIBIT**

**EXHIBIT 1**  
SHEET of

EXISTCOND\1106\517\08 1:2:48





Vicinity Map

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OWNER(S) SIGNATURE: Phillip Raby, 2000 Gold Ave LLC DATE: 3/14/2008  
 OWNER(S) PRINT NAME: PHILLIP RABY, PRINCIPAL  
 ADDRESS: P.O. BOX 7897 ALBUQUERQUE, NM 87194-7897 TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 My Commission Expires: 10/01/09  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF MARCH, 2008.  
 BY: PHILLIP RABY, PRINCIPAL, 2000 GOLD AVE LLC  
 MY COMMISSION EXPIRES: 10/01/09  
Sarah Amato  
 NOTARY PUBLIC

**UTILITY APPROVALS**

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 QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
 LOT 1-A, BLOCK 76  
 TERRACE ADDITION  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2008  
 SHEET 1 OF 2**

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CITY APPROVALS: PROJECT NO.: 1006822 APPLICATION NO. 08DAB-70146  
Phillip Raby 3-18-08  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ 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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Anthony L. Harris, 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.

Anthony L. Harris 10-08  
 Anthony L. Harris Date  
 New Mexico Professional Surveyor, 11463

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

**T10N R3E SEC. 21**

