

VICINITY MAP No. J-13



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 345, 346-A AND 346-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 38 AND LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED SEVENTEEN (17) AND A PORTION OF LOT TWENTY-ONE (21) IN BLOCK NUMBERED SEVENTEEN (17) (DIVIDED BY WARRANTY DEED FILED ON APRIL 10, 1959 IN BOOK D434, PAGE 403) OF THE PEREA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 13, 1905 IN VOLUME B, FOLIO 7 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "12-J13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) x=376,922.94 AND y=1,489,212.34 BEARS N. 18 deg. 46' 37" E., A DISTANCE OF 1351.60 FEET RUNNING: THENCE N. 54 deg. 40' 43" W., ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 169.88 FEET TO THE SOUTHWEST CORNER; THENCE N. 45 deg. 38' 40" E., A DISTANCE OF 324.82 FEET TO THE NORTHWEST CORNER; THENCE S. 08 deg. 38' 40" E., A DISTANCE OF 61.66 FEET TO A POINT; THENCE S. 45 deg. 47' 14" W., A DISTANCE OF 69.46 FEET TO A POINT; THENCE S. 78' 22' 39" E., A DISTANCE OF 174.61 FEET TO A POINT ON THE WESTERLY LINE OF 14TH STREET; THENCE S10°33'32" W, ALONG THE WESTERLY LINE OF 14TH STREET, A DISTANCE OF 50.01 FEET TO A POINT; THENCE N 78' 22' 39" W, A DISTANCE OF 142.83 FEET TO A POINT; THENCE S. 22 deg. 17' 34" W., A DISTANCE OF 34.46 FEET TO A POINT; THENCE S. 49 deg. 35' 14" E., A DISTANCE OF 37.82 FEET TO THE NORTH-EAST CORNER; THENCE S. 41 deg. 10' 02" W., A DISTANCE OF 138.02 FEET TO THE SOUTH-EAST CORNER AND PLACE OF BEGINNING CONTAINING 0.9585 ACRES MORE OR LESS.

PLAT OF TRACT A LANDS OF CIBOLA ENERGY CORPORATION AND LOTS 19-A AND 20-A, BLOCK 17 PEREA ADDITION

WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2007

PROJECT NUMBER: 1006932

APPLICATION NUMBER: 07 DRB-70369

UTILITY APPROVALS: PNM ELECTRIC SERVICES 12/7/07, PNM GAS SERVICES 12/7/07, QWEST TELECOMMUNICATIONS 11/28/07, COMCAST 12-10-07, NEW MEXICO UTILITIES N/A

CITY APPROVALS: CITY SURVEYOR 10-17-07

\*REAL PROPERTY DIVISION (CONDITIONAL) N/A

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 3-19-08

UTILITIES DEVELOPMENT 11-14-07

PARKS AND RECREATION DEPARTMENT 11/14/07

AMAFCA 11/14/07

CITY ENGINEER 11/14/07

DRB CHAIRPERSON, PLANNING DEPARTMENT 4/24/08

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 345, 346-A, 346-B M.R.G.C.D. MAP No. 38 and LOTS 19, 20 and A PORTION OF LOT 21 OF BLOCK 17, PEREA ADDITION INTO 1 TRACT AND GRANT ANY EASEMENTS AS SHOWN.

LAND 2 LOTS

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD. 3: TOTAL AREA OF PROPERTY: 0.9585 ACRES. 4: TALOS LOG No. 2007504365. 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. 6: DISTANCES ARE GROUND, BEARINGS ARE GRID. 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. 8: DATE OF FIELD WORK: MARCH, 2007. 9: CURRENT ZONING: SU-2-CC.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1080583348741319

PROPERTY OWNER OF RECORD: CIBOLA ENERGY CORPORATION BERNALILLO CO. TREASURER'S OFFICE 4.24.08

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Harvey E. Yates, Jr. 7/17/2007 President of Cibola Energy Corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 19th DAY OF July, 2007

BY: Harvey E. Yates, Jr. OWNERS NAME

MY COMMISSION EXPIRES: 6/25/08

BY: Cynthia L. Spahr NOTARY PUBLIC

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Sherrri Neathery, Vice President 08/28/07 Bank of America, N.A. Free-Margaret J Mergel Jrr. Tr.

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 28th DAY OF August, 2007

BY: Sherrri Neathery OWNERS NAME

MY COMMISSION EXPIRES: 01/21/10

BY: Kathryn M. Murry NOTARY PUBLIC

DOCH 2008046341 04/24/2008 03:11 PM Page 1 of 2 PLAT R \$12.00 B 2008C P. 0097 R Toulouse, Bernalillo County

SURVEYORS CERTIFICATE:

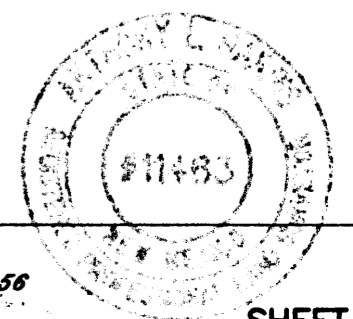
STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 5th DAY OF Sept., 2007.

Anthony L. Harris, P.S. # 11463

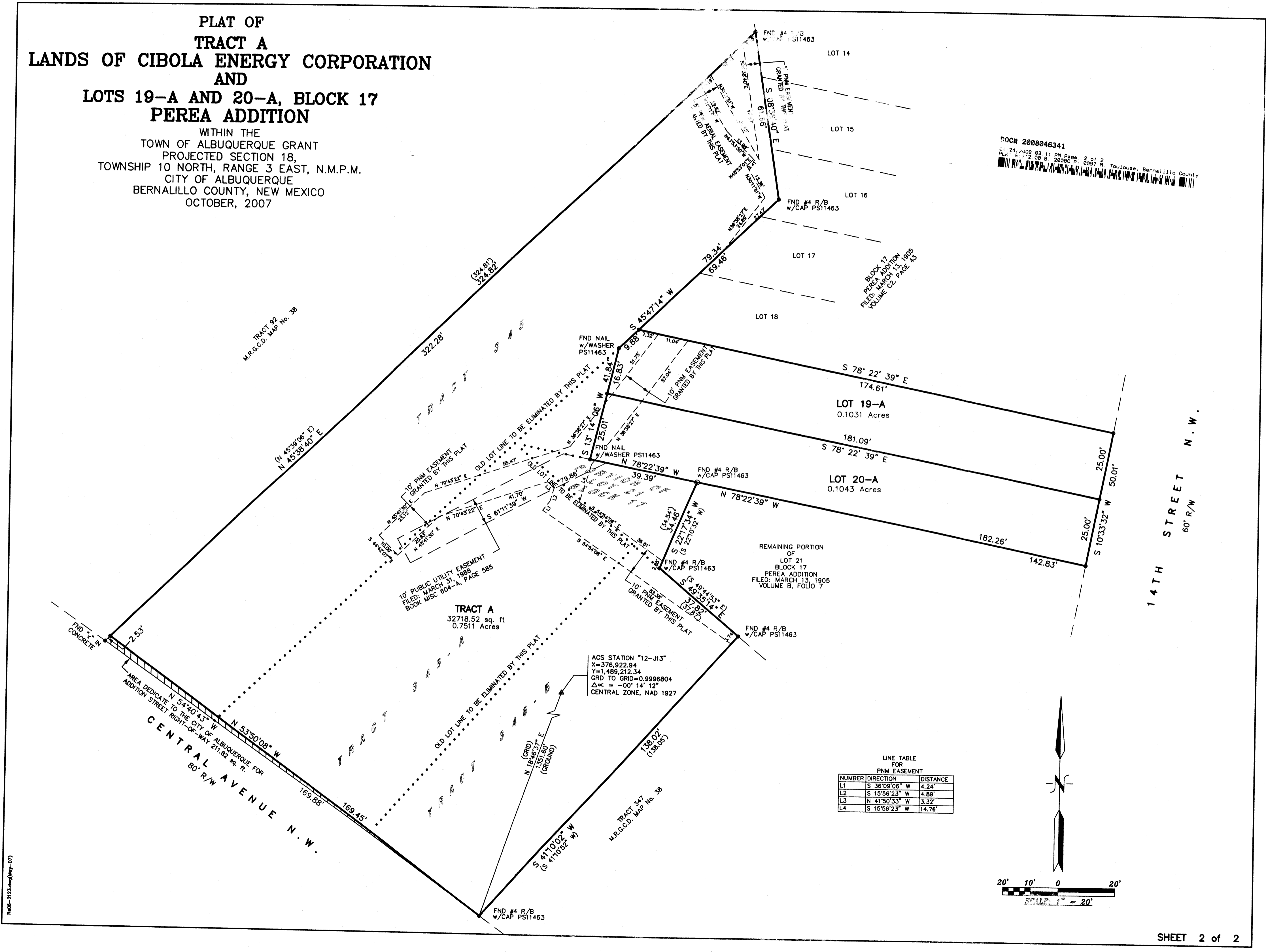
HARRIS SURVEYING, INC. 2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056 FAX: (505) 889-8645



**PLAT OF  
TRACT A  
LANDS OF CIBOLA ENERGY CORPORATION  
AND  
LOTS 19-A AND 20-A, BLOCK 17  
PEREA ADDITION**

WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007

DOC# 2008046341  
24/008 03:11 PM Page: 2 of 2  
PLAT# 2008 00 B. 2008 P. 0097 M. Toulouse, Bernalillo County



**TRACT A**  
32718.52 sq. ft  
0.7511 Acres

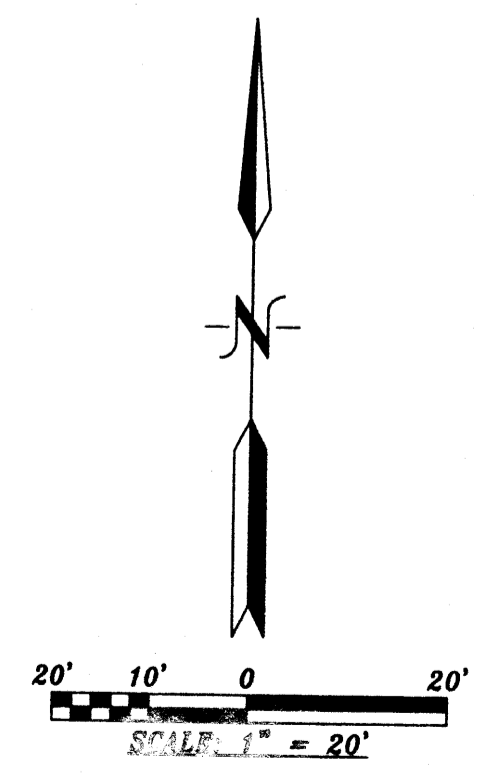
**LOT 19-A**  
0.1031 Acres

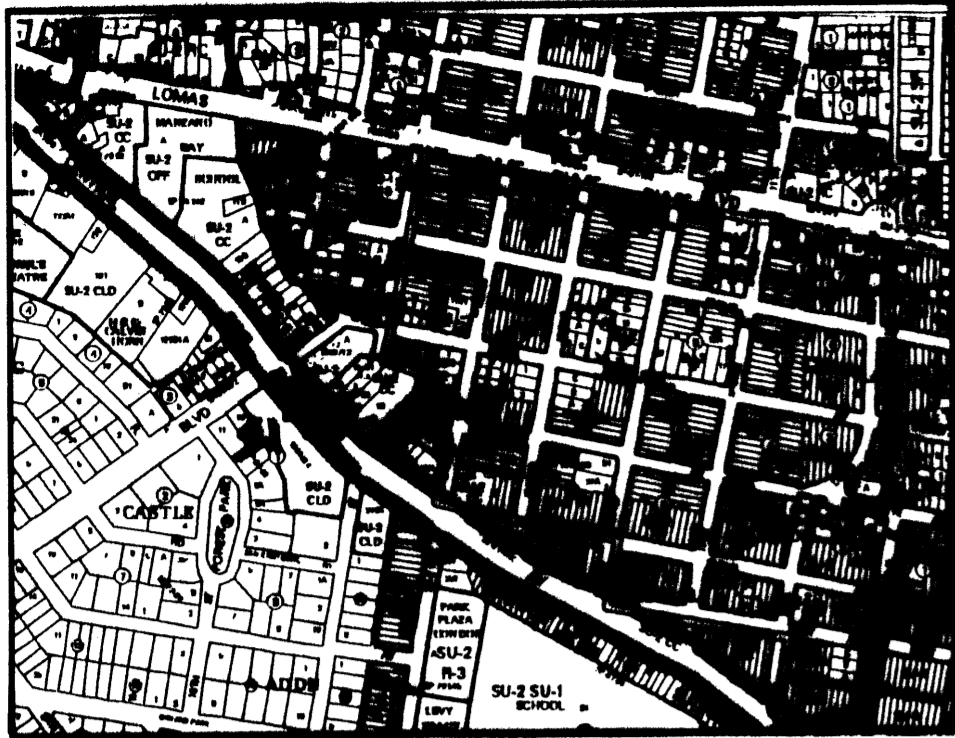
**LOT 20-A**  
0.1043 Acres

LINE TABLE FOR PNM EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S 36°09'06" W	4.24'
L2	S 15°56'23" W	4.89'
L3	N 41°50'33" W	3.32'
L4	S 15°56'23" W	14.76'

ACS STATION "12-J13"  
X=376,922.94  
Y=1,489,212.34  
GRD TO GRID=0.9996804  
Δα = -00° 14' 12"  
CENTRAL ZONE, NAD 1927





VICINITY MAP No. J-13



**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 345, 346-A AND 346-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 38 AND LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED SEVENTEEN (17) AND A PORTION OF LOT TWENTY-ONE (21) IN BLOCK NUMBERED SEVENTEEN (17) (DIVIDED BY WARRANTY DEED FILED ON APRIL 10, 1959 IN BOOK D434, PAGE 403) OF THE PEREA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 13, 1905 IN VOLUME B, FOLIO 7 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "12-J13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927)  $x=376,922.94$  AND  $y=1,489,212.34$  BEARS N. 18 deg. 46' 37" E., A DISTANCE OF 1351.60 FEET RUNNING:  
 THENCE N. 54 deg. 40' 43" W., ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 169.88 FEET TO THE SOUTHWEST CORNER;  
 THENCE N. 45 deg. 38' 40" E., A DISTANCE OF 324.82 FEET TO THE NORTHWEST CORNER;  
 THENCE S. 08 deg. 38' 40" E., A DISTANCE OF 61.68 FEET TO A POINT;  
 THENCE S. 45 deg. 47' 14" W., A DISTANCE OF 69.46 FEET TO A POINT;  
 THENCE S 78' 22' 39" E., A DISTANCE OF 196.78 FEET TO A POINT ON THE WESTERLY LINE OF 14TH STREET;  
 THENCE S 11' 37' 21" W, ALONG THE WESTERLY LINE OF 14TH STREET, A DISTANCE OF 50.00 FEET TO A POINT;  
 THENCE N 78' 22' 39" W, A DISTANCE OF 164.11 FEET TO A POINT;  
 THENCE S. 22 deg. 17' 34" W., A DISTANCE OF 34.46 FEET TO A POINT;  
 THENCE S. 49 deg. 35' 14" E., A DISTANCE OF 37.82 FEET TO THE NORTH-EAST CORNER;  
 THENCE S. 41 deg. 10' 02" W., A DISTANCE OF 138.02 FEET TO THE SOUTH-EAST CORNER AND PLACE OF BEGINNING CONTAINING 0.9883 ACRES MORE OR LESS.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 345, 346-A, 346-B M.R.G.C.D. MAP No. 38 and LOTS 19, 20 and A PORTION OF LOT 21 OF BLOCK 17, PEREA ADDITION INTO 1 TRACT AND GRANT ANY EASEMENTS AS SHOWN.

**LAND 2 LOTS**

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.9883 ACRES.
- TALOS LOG No. 2007504365
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MARCH, 2007
- CURRENT ZONING: SU-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Harvey E. Yates Jr. 7/17/2007  
 DATE  
 President of Cibola Energy Corporation

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 19<sup>th</sup> DAY OF July, 2007

BY: Harvey E. Yates, Jr.  
 OWNERS NAME

MY COMMISSION EXPIRES: 6/25/08 BY: Cynthia L. Spahr  
 NOTARY PUBLIC

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Sherrri Neathery, Vice President 08/28/07  
 DATE  
Bank of America, N.A. The Margaret J. Morgan Div. Tr.

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 28<sup>th</sup> DAY OF August, 2007

BY: Sherrri Neathery  
 OWNERS NAME

MY COMMISSION EXPIRES: 01/21/10 BY: Kathryn Murray  
 NOTARY PUBLIC

**PLAT OF  
 TRACT A  
 LANDS OF CIBOLA ENERGY CORPORATION  
 AND  
 LOTS 19-A AND 20-A, BLOCK 17  
 PEREA ADDITION**

WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 11/14/07**

PROJECT NUMBER: _____	
APPLICATION NUMBER: _____	
<b>UTILITY APPROVALS:</b>	
PNM ELECTRIC SERVICES _____	DATE _____
PNM GAS SERVICES _____	DATE _____
QWEST TELECOMMUNICATIONS _____	DATE _____
COMCAST _____	DATE _____
NEW MEXICO UTILITIES _____	DATE _____
<b>CITY APPROVALS:</b>	
<u>[Signature]</u> _____	<u>10-17-07</u>
CITY SURVEYOR _____	DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
AMAFCA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 5<sup>th</sup> DAY OF Sept., 2007.

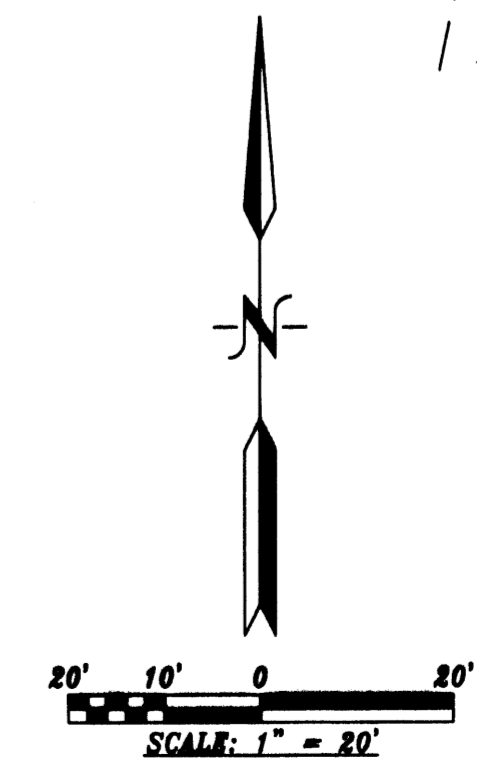
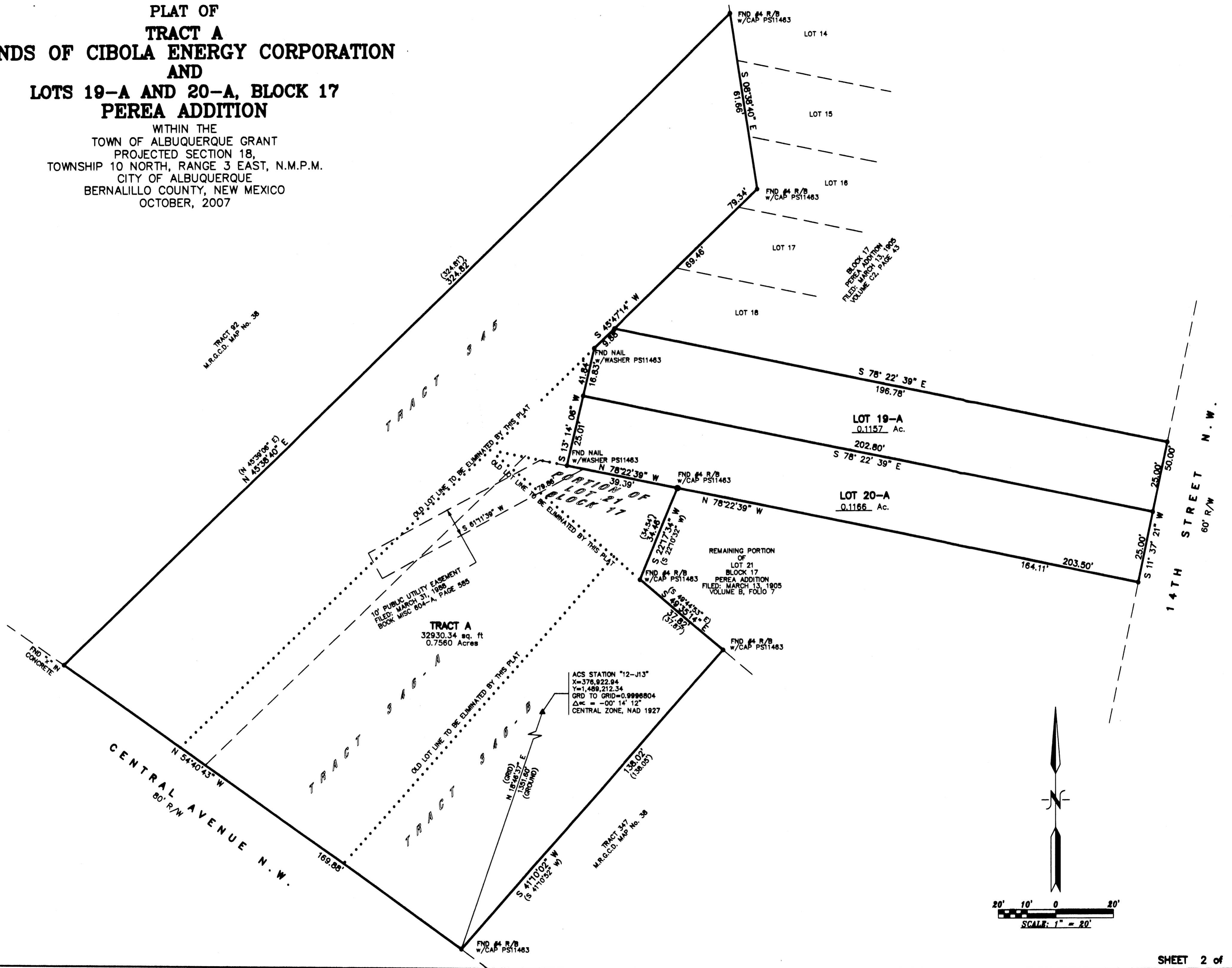
[Signature]  
 ANTHONY L. HARRIS, P.S. # 11463



WESBROS SURVEYING, INC. PHONE: (505) 866-8888  
 1111-2 STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 866-8845

**PLAT OF  
TRACT A  
LANDS OF CIBOLA ENERGY CORPORATION  
AND  
LOTS 19-A AND 20-A, BLOCK 17  
PEREA ADDITION**

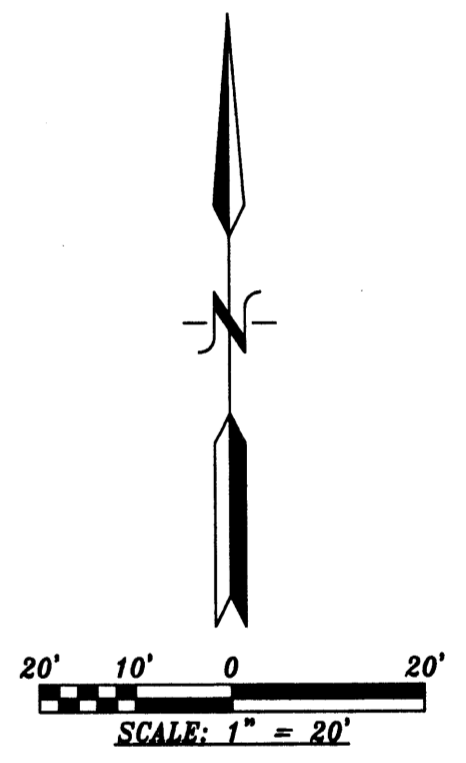
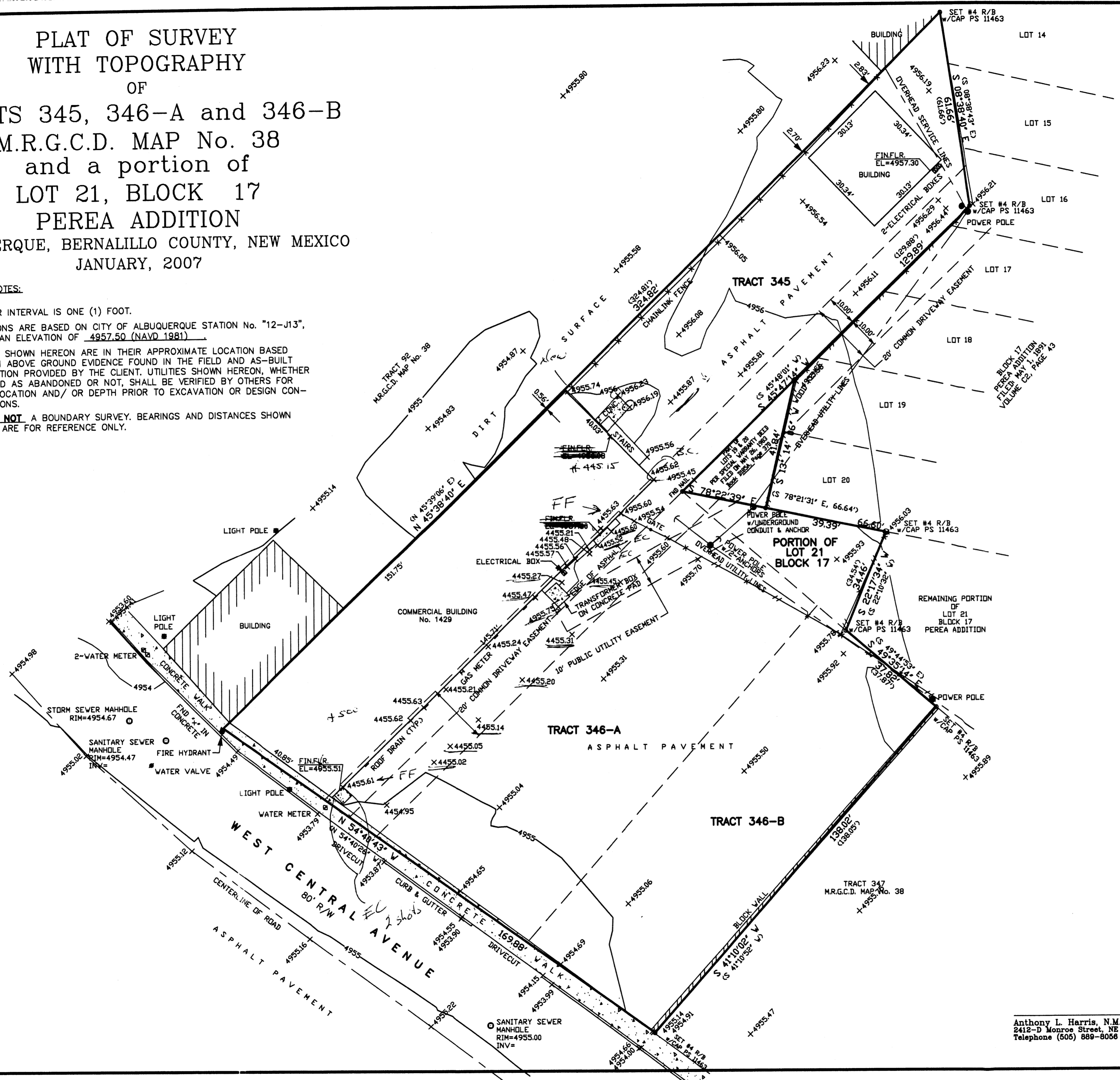
WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007



**PLAT OF SURVEY  
 WITH TOPOGRAPHY**  
 OF  
**TRACTS 345, 346-A and 346-B**  
**M.R.G.C.D. MAP No. 38**  
**and a portion of**  
**LOT 21, BLOCK 17**  
**PEREA ADDITION**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**JANUARY, 2007**

**GENERAL NOTES:**

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "12-J13", HAVING AN ELEVATION OF 4957.50 (NAVD 1981)
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.



Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.  
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110  
 Telephone (505) 889-8056 • FAX (505) 889-8645

06-2123.dwg (Oct-06)