

PLAT OF  
**LOTS A-1 AND B-1, BLOCK 2**  
**JUANITA G. GALLEGOS SUBDIVISION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
 BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION)

WITHIN  
 THE TOWN OF ALBUQUERQUE GRANT  
 IN  
 PROJECTED SECTION 17,  
 TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2008

DOCH 2009021598  
 03/02/2009 11:11 AM Page: 1 of 3  
 PLAT R. \$17.00 B: 2009C P: 0033 M. Toulous Oliveira, Bernalillo Cou

PROJECT NUMBER: 1006974

Application Number: 08DRB-70390

**PLAT APPROVAL**

**Utility Approvals:**


<u>Lernando Vigil</u> PNM Electric Services	<u>9-18-08</u> Date
<u>Lernando Vigil</u> PNM Gas Services	<u>9-18-08</u> Date
<u>Daniel Balala</u> QWest Corporation	<u>9/19/08</u> Date
<u>John Barber</u> Comcast	<u>12-16-08</u> Date

**City Approvals:**

<u>JLB Hart</u> City Surveyor Department of Municipal Development	<u>12-31-08</u> Date
<u>N/A</u> Real Property Division	Date
<u>N/A</u> Environmental Health Department	Date
<u>KDS</u> Traffic Engineering, Transportation Division	<u>02-04-09</u> Date
<u>Ryan A. Hean</u> ABCWA	<u>2-4-09</u> Date
<u>Christina Dandora</u> Parks and Recreation Department	<u>2/4/09</u> Date
<u>Bradley J. Bigham</u> AMA/PCA	<u>2/4/09</u> Date
<u>Centra A. Chena</u> City Engineer	<u>2-4-09</u> Date
<u>Jack Cloud</u> DRB Chairperson, Planning Department	<u>2-10-09</u> Date

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

101405814130124003-1014058141629820604  
101405815229124005-101405815229920605  
**NEW HORIZONS LLC**  
  
3-2-09 Date  
 Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.


**PURPOSE OF PLAT:**

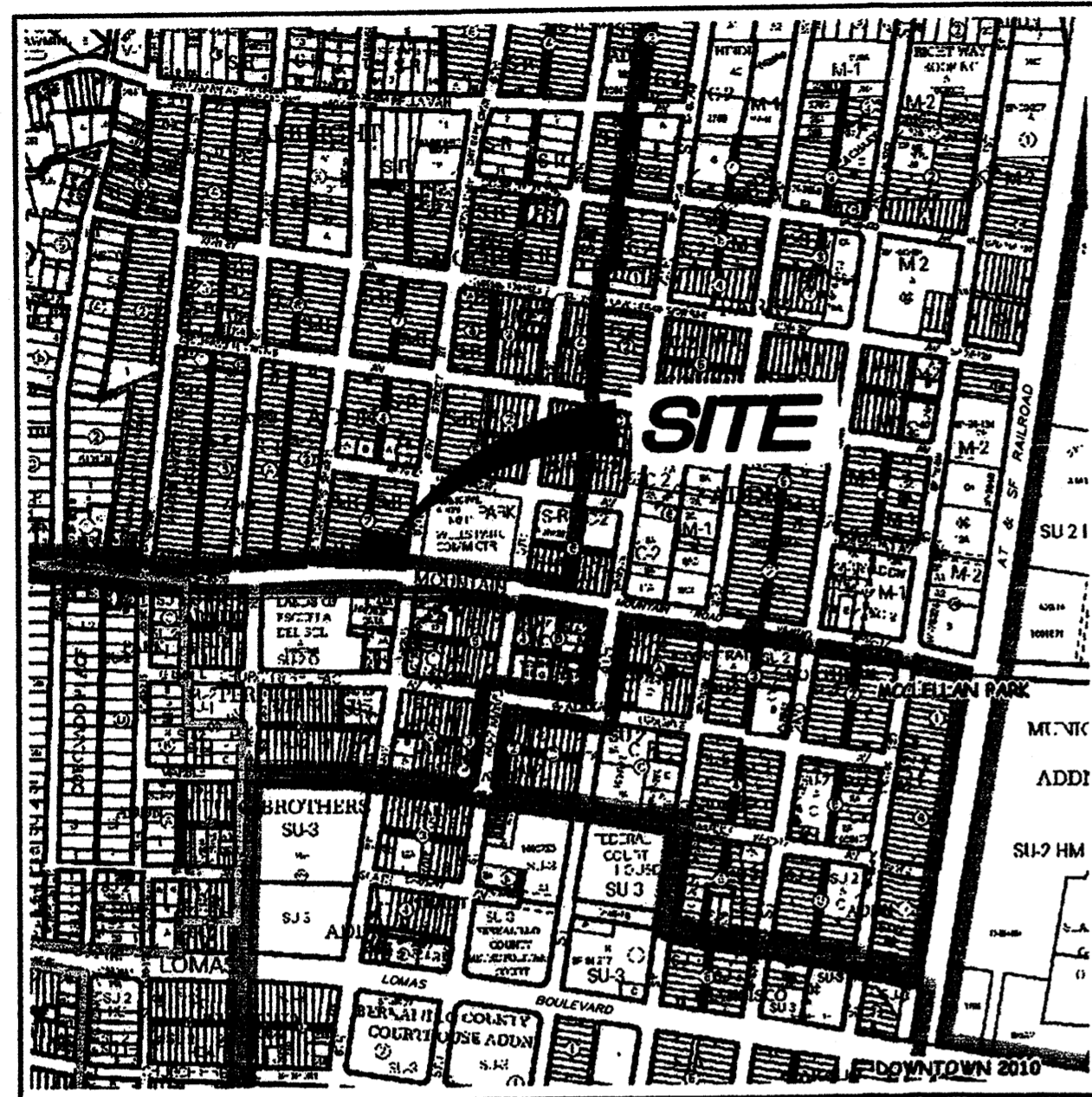
The Purpose of this plat is to:

- Create 2 New Tracts from existing Lots A, B, C and D, Block 2, Juanita G. Gallegos Subdivision.
- Grant the public sidewalk easement.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

  
 Russ P. Hugg  
 NMPS No. 9750  
 September 15, 2008



VICINITY MAP  
 NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83) originated at the Albuquerque Control Survey Monument "17-J14".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG" L.S. 9750" unless otherwise indicated hereon.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE", filed September 26, 1921, in Volume D, Folio 143, records of Bernalillo County, New Mexico.
  - Plat entitled "RE-PLAT OF JUANITA G. GALLEGOS' SUB-DIVISION, LOTS 9-10-11-12-13, BLOCK 2, OF ALBRIGHT-MOORE ADD'N. TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed September 3, 1927, in Volume C2, Folio 102, records of Bernalillo County, New Mexico.
  - Quitclaim Deed filed June 25, 2004, in Book A79, Page 8350, as to Lot A.
  - Quitclaim Deed filed June 25, 2004, in Book A79, Page 8349, as to Lot B.
  - Quitclaim Deed filed June 25, 2004, in Book A79, Page 8348, as to Lot C.
  - Warranty Deed filed September 7, 2007, Document 2007129117, as to Lot D.
  - Title Report prepared for Lot D by Stewart Title of Albuquerque, L.L.C., Commitment for Title Insurance No. 7070442, dated August 24, 2007.
  - Quitclaim Deed filed May 10, 1946, in Book D14, Page 509, as to Portion of Lot B.
  - Quitclaim Deed filed March 5, 1947, in Book D41, Page 603, as to Portion of Lot D.
- No title report was provided for Lots A, B and C. Any possible easements, conditions or restrictions that may be disclosed by such a report are not shown on this survey.
- U.C.L.S. Log Number: 2008341905
- City of Albuquerque Zone Atlas Page: J-14-Z

SUBDIVISION DATA	
Total number of existing Lots:	4
Total number of new Lots created:	2
Gross Subdivision acreage:	0.3975 acres

**SURVOTEK, INC.**


Consulting Surveyors  
 9884 Valley View Drive N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF  
**LOTS A-1 AND B-1, BLOCK 2**  
**JUANITA G. GALLEGOS SUBDIVISION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
 BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION)

WITHIN  
**THE TOWN OF ALBUQUERQUE GRANT**  
 IN  
**PROJECTED SECTION 17,**  
**TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER, 2008

DOCH 2009021598  
 03/02/2009 11:11 AM Page: 2 of 3  
 CityPLAT R:17.00 8: 2009C P: 0033 M: Toulouse Olivere, Bernalillo Cou  


**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Lots A, B, C and D, Block 2, Juanita G. Gallegos Subdivision, as the same is shown and designated on the plat entitled "REPLAT OF JUANITA G. GALLEGOS' SUBDIVISION, LOTS 9-10-11-12-13, BLOCK 2 OF ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, SCALE: 1IN. = 40FT.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 3, 1927, in Volume C2, Folio 102, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southeasterly corner of the parcel herein described, a concrete nail with brass disk stamped "LS 9750" set in place, said point also being the southeasterly corner of said Lot C, Block 2, Juanita G. Gallegos Subdivision, and also being the intersection of the westerly right of way line of 6th Street N.W. and the northerly right of way line of Mountain Road N.W., whence Albuquerque Control Station Monument "17-J14" bears S 34°42'22" W, 1,712.62 feet distant; Thence, along the southerly boundaries of said Lots A, B and C, Block 2, Albright-Moore Addition, and said northerly right of way line of Mountain Road N.W.,

N 86°12'11" W, 140.57 feet to the southwesterly corner of the parcel herein described, a concrete nail with brass disk stamped "9750" set in place, said point also being the southwesterly corner of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and also being the southeasterly corner of a 15 foot wide alley, as the same is shown and designated on the plat entitled "ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE, BEING A REPLAT OF ALBRIGHT ADDITION, PORTION OF ALBRIGHT ADDITION NO. 2 AND OTHER LANDS HERE UNPLATTED, JANUARY, 1921, 1 INCH = 100 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 26, 1921 in Volume D, Folio 143; Thence, along the westerly boundary of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and the easterly boundary of said 15 foot wide alley,

N 08°41'08" E, 129.65 feet to the northwesterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the northwesterly corner of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and also being the southwesterly corner of Lot B, Block 2, Albright-Moore Addition, as the same is shown and designated on said plat filed in Volume D, Folio 143; Thence, along the northerly boundaries of said Lots A, B and D, Block 2, Juanita G. Gallegos Subdivision, and the southerly boundary of said Lot B, Block 2, Albright-Moore Addition,

S 81°17'01" E, 140.03 feet to the northeasterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the northeasterly corner of said Lot D, Block 2, Juanita G. Gallegos Subdivision, and also being the southeasterly corner of said Lot B, Block 2, Albright-Moore Addition, and also being a point on said westerly right of way line of 6th Street N.W.; Thence, along the easterly boundaries of said Lots D and C, Block 2, Albright-Moore Addition, and said westerly right of way line of 6th Street N.W.,

S 08°40'17" W, 117.60 feet to the point of beginning.

Said parcel contains 0.3975 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS A-1 AND B-1, BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION (BEING A REPLAT OF LOTS A, B, C AND D, BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owners(s) and proprietor(s). The undersigned, Lisa Hebenstreit, does hereby warrant that she holds the complete and indefeasible title in fee simple to the land described in the warranty deed referred to in Item 7.f of the General Notes, page 1, hereof. The undersigned, New Horizons LLC does hereby warrant that it holds complete and indefeasible title in fee simple to the remainder of the land here replatted and subdivided. Said New Horizon LLC does hereby grant the public easement, as shown hereon, to the City of Albuquerque. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER LOTS A, B AND PORTION LOT C**

NEW HORIZONS, LLC

By: Margaret Barela  
 Margaret Barela, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of OCTOBER, 2008, by Margaret Barela, Managing Member



Joe Orloski  
 Notary Public

**OWNER LOT D AND PORTION LOT C**

By: Lisa Hebenstreit  
 Lisa Hebenstreit

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29<sup>TH</sup> day of DECEMBER, 2008, by Lisa Hebenstreit

Joe Orloski  
 Notary Public My commission expires 1-6-09



**SOLAR NOTE:**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, of binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.



SHEET 2 OF 3

**SURV TEK**

Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377

070913 REPLAT.dwg

PLAT OF  
**LOTS A-1 AND B-1, BLOCK 2**  
**JUANITA G. GALLEGOS SUBDIVISION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
 BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION)

WITHIN  
**THE TOWN OF ALBUQUERQUE GRANT**  
 IN

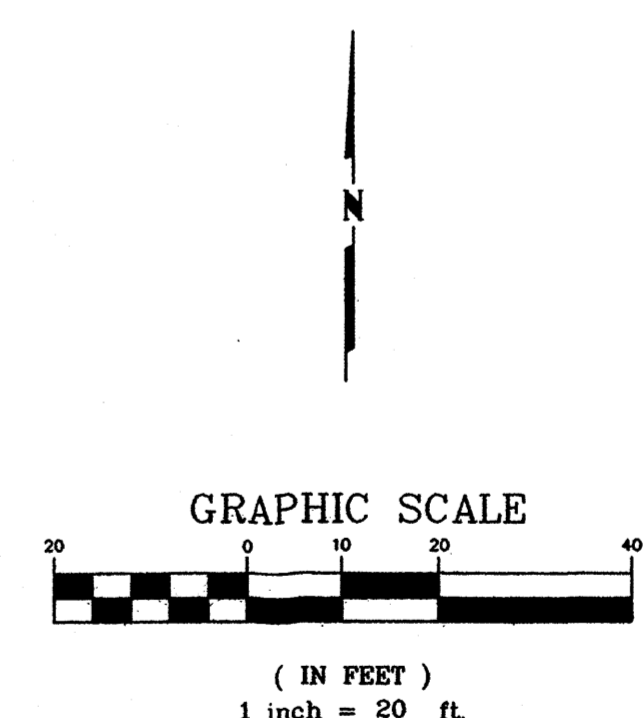
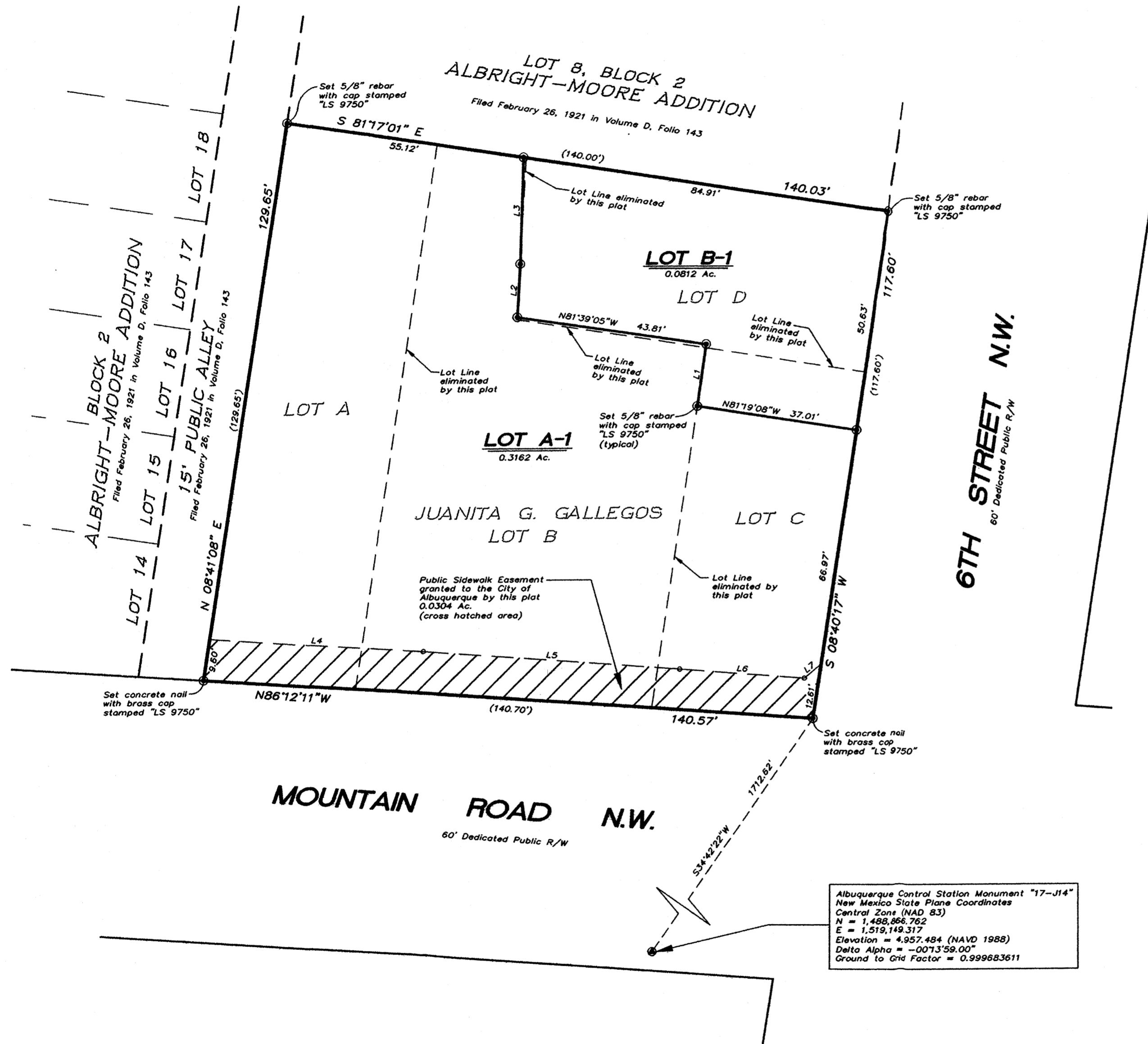
**PROJECTED SECTION 17,**  
**TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER, 2008

DOCH 2009021598

09/02/2009 11:11 AM Page: 3 of 3  
 Plot: R:317.00 B: 2009C P: 0033 M. Toulous Olivere, Bernalillo Cou

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.48	N08°21'48"E
L2	12.28	N03°17'35"E
L3	24.40	N01°56'05"E
L4	49.39	S86°09'32"E
L5	59.06	S85°53'20"E
L6	28.73	S85°56'07"E
L7	5.05	N50°01'06"E



Albuquerque Control Station Monument "17-J14"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83)  
 N = 1,488,866.762  
 E = 1,519,149.317  
 Elevation = 4,957.484 (NAVD 1988)  
 Delta Alpha = -00°13'59.00"  
 Ground to Grid Factor = 0.999683611



SHEET 3 OF 3

**SURVOTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

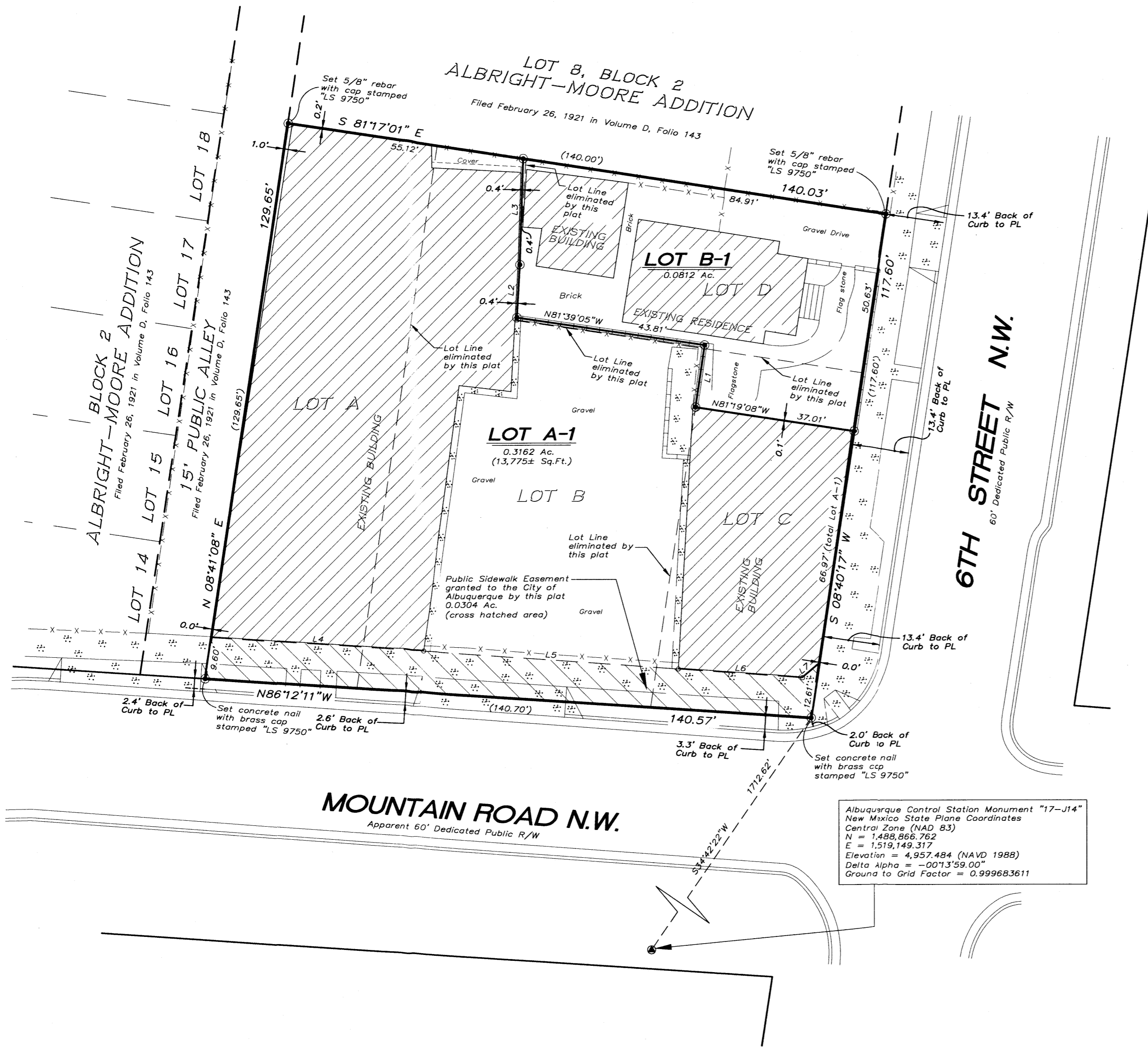
070913 REPLAT.dwg

**SKETCH PLAT OF  
LOTS A-1 AND B-1, BLOCK 2  
ALBRIGHT-MOORE ADDITION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
BLOCK 2, ALBRIGHT-MOORE ADDITION)

WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
IN

PROJECTED SECTION 17,  
TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2008

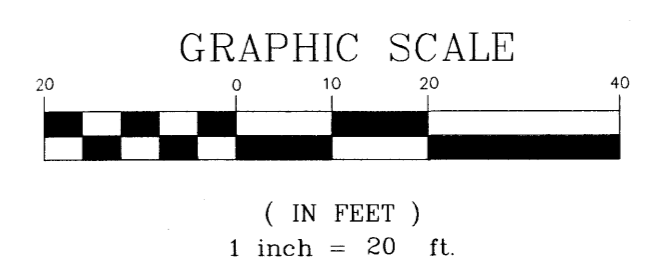


Reference is made to VARIANCE APPROVED  
Special Exception No.:.....07ZHE-80174  
Project No.:.....PROJECT#1006974  
Hearing Date:.....02-28-08  
Closing of Public Record:.....02-28-08  
Date of Decision:.....03-10-08

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.48	N08°21'48"E
L2	12.28	N03°17'35"E
L3	24.40	N01°56'05"E
L4	49.39	S86°09'32"E
L5	59.06	S85°53'20"E
L6	28.73	S85°56'07"E
L7	5.05	N50°01'06"E

∴ = Concrete Symbol

Albuquerque Control Station Monument "17-J14"  
New Mexico State Plane Coordinates  
Central Zone (NAD 83)  
N = 1,488,866.762  
E = 1,519,149.317  
Elevation = 4,957.484 (NAVD 1988)  
Delta Alpha = -00°13'59.00"  
Ground to Grid Factor = 0.999683611



**SURV TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

**BOUNDARY SURVEY PLAT  
LOTS A, B, C AND D, BLOCK 2  
ALBRIGHT-MOORE ADDITION**

WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2008



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83) originated at the Albuquerque Control Survey Monument "17-J14".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808", or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
7. Field surveys were performed during the month of January 2008.
8. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE", filed September 26, 1921, in Volume D, Folio 143, records of Bernalillo County, New Mexico.
  - B. Plat entitled "RE-PLAT OF JUANITA G. GALLEGOS' SUB-DIVISION, LOTS 9-10-11-12-13, BLOCK 2, OF ALBRIGHT-MOORE ADD'N. TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed September 3, 1927, in Volume C2, Folio 102B, records of Bernalillo County, New Mexico.
  - C. Quitclaim Deed filed June 25, 2004, in Book A79, Page 8350, as to Lot A.
  - D. Quitclaim Deed filed June 25, 2004, in Book A79, Page 8349, as to Lot B.
  - E. Quitclaim Deed filed June 25, 2004, in Book A79, Page 8348, as to Lot C.
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  - G. Title Report prepared for Lot D by Stewart Title of Albuquerque, L.L.C., Commitment for Title Insurance No. 7070442, dated August 24, 2007.
  - H. Quitclaim Deed filed May 10, 1946, in Book D14, Page 509, as to Portion of Lot B.
  - I. Quitclaim Deed filed March 5, 1947, in Book D41, Page 603, as to Portion of Lot D.
9. No title report was provided for Lots A, B and C. Any possible easements, conditions or restrictions that may be disclosed by such a report are not shown on this survey.
10. City of Albuquerque Zone Atlas Page: J-14-Z

**LEGAL DESCRIPTION**

Lots lettered "A", "B", "C" and "D", Block 2, of ALBRIGHT-MOORE ADDITION, a subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 3, 1927, Volume C2, Folio 102B.

Said Lots contain 0.3975 acres (gross), more or less.

**FLOOD ZONE DETERMINATION**

This property is within Flood Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) in accordance with the National Flood Insurance Program Rate Map # 35001C0332 E, Effective Date 11-19-03.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of four existing lots.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 10th day of January, 2008.

Russ P. Hugg  
NMPS No. 9750





FLAT OF  
**LOTS A-1 AND B-1, BLOCK 2**  
**JUANITA G. GALLEGOS SUBDIVISION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
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**TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER, 2008

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Lots A, B, C and D, Block 2, Juanita G. Gallegos Subdivision, as the same is shown and designated on the plat entitled "REPLAT OF JUANITA G. GALLEGOS' SUBDIVISION, LOTS 9-10-11-12-13, BLOCK 2 OF ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, SCALE: 1IN. = 40FT.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 3, 1927, in Volume C2, Folio 102, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southeasterly corner of the parcel herein described, a concrete nail with brass disk stamped "LS 9750" set in place, said point also being the southeasterly corner of said Lot C, Block 2, Juanita G. Gallegos Subdivision, and also being the intersection of the westerly right of way line of 6th Street N.W. and the northerly right of way line of Mountain Road N.W., whence Albuquerque Control Station Monument "17-J14" bears S 34°42'22" W, 1,712.62 feet distant; Thence, along the southerly boundaries of said Lots A, B and C, Block 2, Albright-Moore Addition, and said northerly right of way line of Mountain Road N.W.,

N 86°12'11" W, 140.57 feet to the southwesterly corner of the parcel herein described, a concrete nail with brass disk stamped "9750" set in place, said point also being the southwesterly corner of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and also being the southeasterly corner of a 15 foot wide alley, as the same is shown and designated on the plat entitled "ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE, BEING A REPLAT OF ALBRIGHT ADDITION, PORTION OF ALBRIGHT ADDITION NO. 2 AND OTHER LANDS HERE UNPLATTED, JANUARY, 1921, 1 INCH = 100 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 26, 1921 in Volume D, Folio 143; Thence, along the westerly boundary of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and the easterly boundary of said 15 foot wide alley,

N 08°41'08" E, 129.65 feet to the northwesterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the northwesterly corner of said Lot A, Block 2, Juanita G. Gallegos Subdivision, and also being the southwesterly corner of Lot 8, Block 2, Albright-Moore Addition, as the same is shown and designated on said plat filed in Volume D, Folio 143; Thence, along the northerly boundaries of said Lots A, B and D, Block 2, Juanita G. Gallegos Subdivision, and the southerly boundary of said Lot 8, Block 2, Albright-Moore Addition,

S 81°17'01" E, 140.03 feet to the northeasterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the northeasterly corner of said Lot D, Block 2, Juanita G. Gallegos Subdivision, and also being the southeasterly corner of said Lot 8, Block 2, Albright-Moore Addition, and also being a point on said westerly right of way line of 6th Street N.W.; Thence, along the easterly boundaries of said Lots D and C, Block 2, Albright-Moore Addition, and said westerly right of way line of 6th Street N.W.,

S 08°40'17" W, 117.60 feet to the point of beginning.

Said parcel contains 0.3975 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS A-1 AND B-1, BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION (BEING A REPLAT OF LOTS A, B, C AND D, BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owners(s) and proprietor(s). The undersigned, Lisa Hebenstreit, does hereby warrant that she holds the complete and indefeasible title in fee simple to the land described in the warranty deed referred to in Item 7.f of the General Notes, page 1, hereof. The undersigned, New Horizons LLC does hereby warrant that it holds complete and indefeasible title in fee simple to the remainder of the land here replatted and subdivided. Said New Horizons LLC does hereby grant the public easement, as shown hereon, to the City of Albuquerque. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER LOTS A, B AND PORTION LOT C**

NEW HORIZONS, LLC

By: Margaret Barela  
 Margaret Barela, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of OCTOBER, 2008, by Margaret Barela, Managing Member



Joe  
 Notary Public

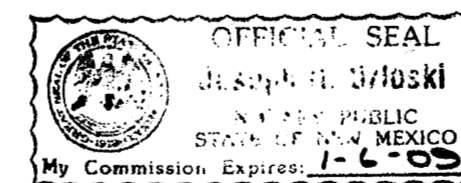
**OWNER LOT D AND PORTION LOT C**

By: Lisa Hebenstreit  
 Lisa Hebenstreit

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29<sup>TH</sup> day of DECEMBER, 2008, by Lisa Hebenstreit



Joe  
 Notary Public

**SOLAR NOTE:**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, of binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.





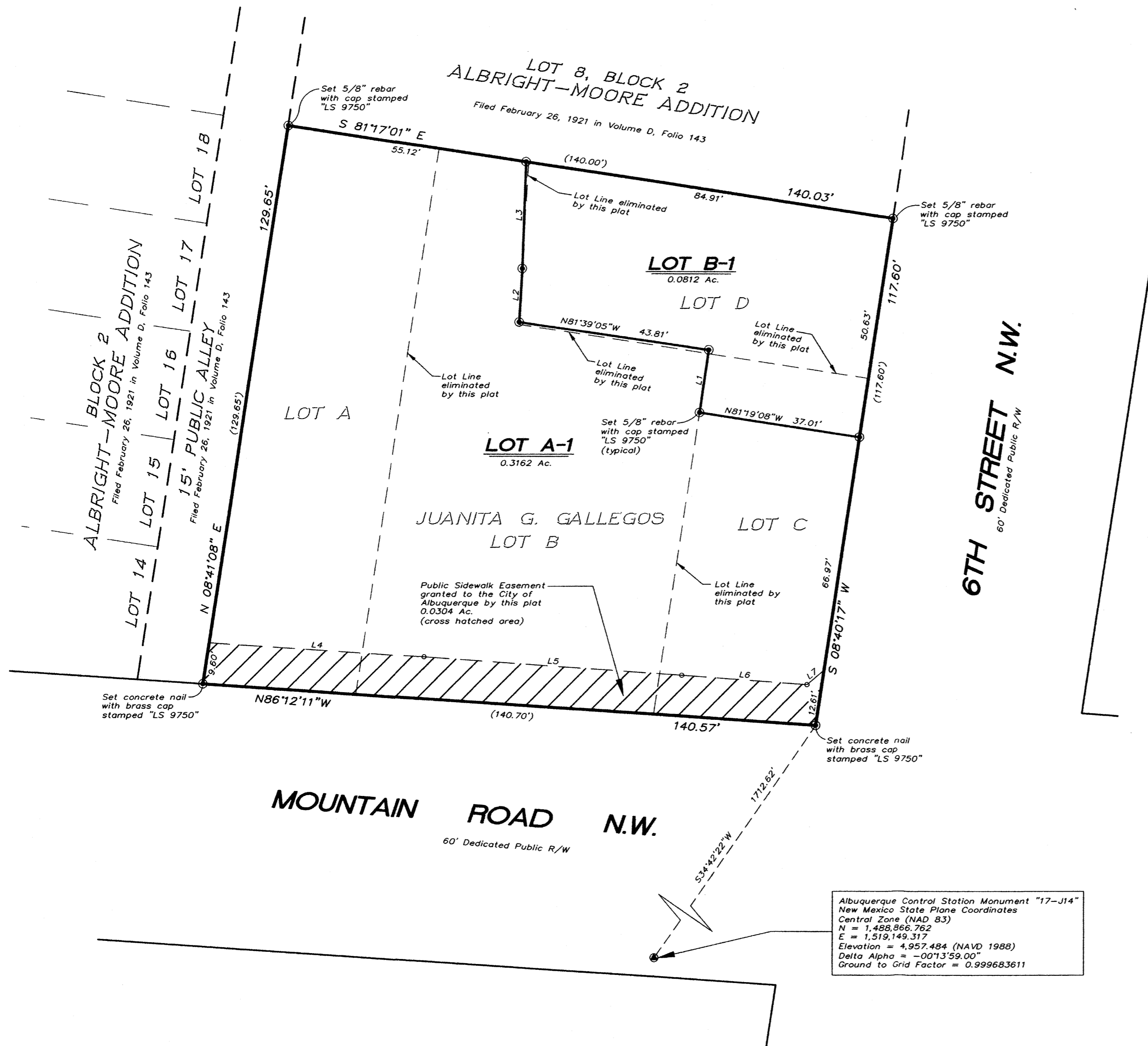
PLAT OF  
**LOTS A-1 AND B-1, BLOCK 2**  
**JUANITA G. GALLEGOS SUBDIVISION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
 BLOCK 2, JUANITA G. GALLEGOS SUBDIVISION)

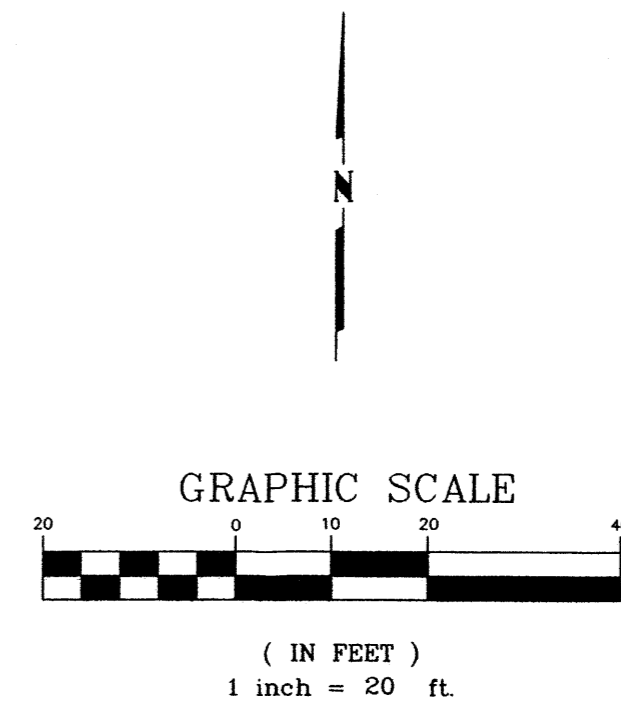
WITHIN  
 THE TOWN OF ALBUQUERQUE GRANT  
 IN

PROJECTED SECTION 17,  
 TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

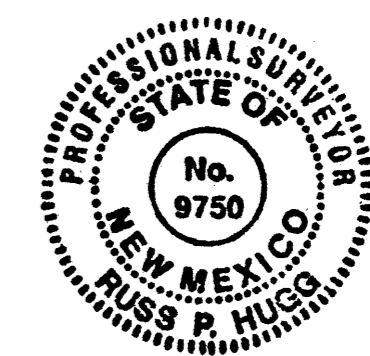
SEPTEMBER, 2008



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.48	N08°21'48\"E
L2	12.28	N03°17'35\"E
L3	24.40	N01°56'05\"E
L4	49.39	S86°09'32\"E
L5	59.06	S85°53'20\"E
L6	28.73	S85°56'07\"E
L7	5.05	N50°01'06\"E



Albuquerque Control Station Monument "17-J14"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83)  
 N = 1,488,866.762  
 E = 1,519,149.317  
 Elevation = 4,957.484 (NAVD 1988)  
 Delta Alpha = -00°13'59.00"  
 Ground to Grid Factor = 0.999683611



**SKETCH PLAT OF  
LOTS A-1 AND B-1, BLOCK 2  
ALBRIGHT-MOORE ADDITION**

(BEING A REPLAT OF LOTS A, B, C AND D,  
BLOCK 2, ALBRIGHT-MOORE ADDITION)

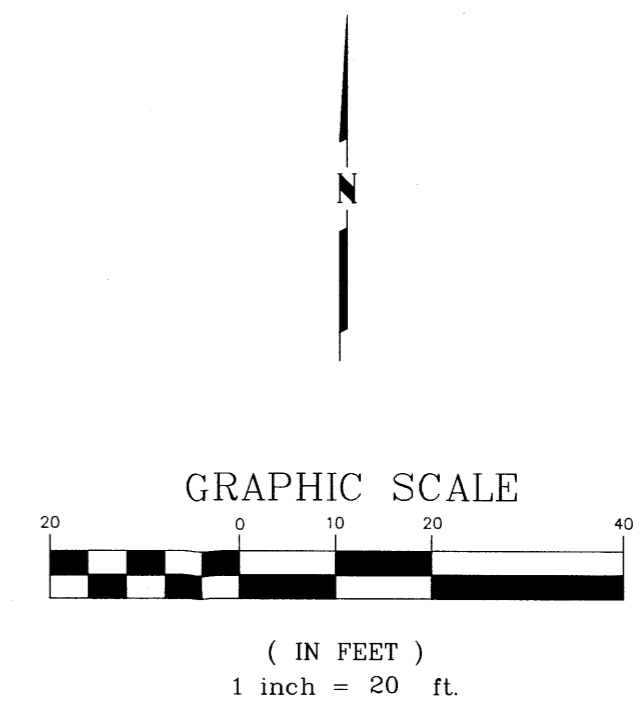
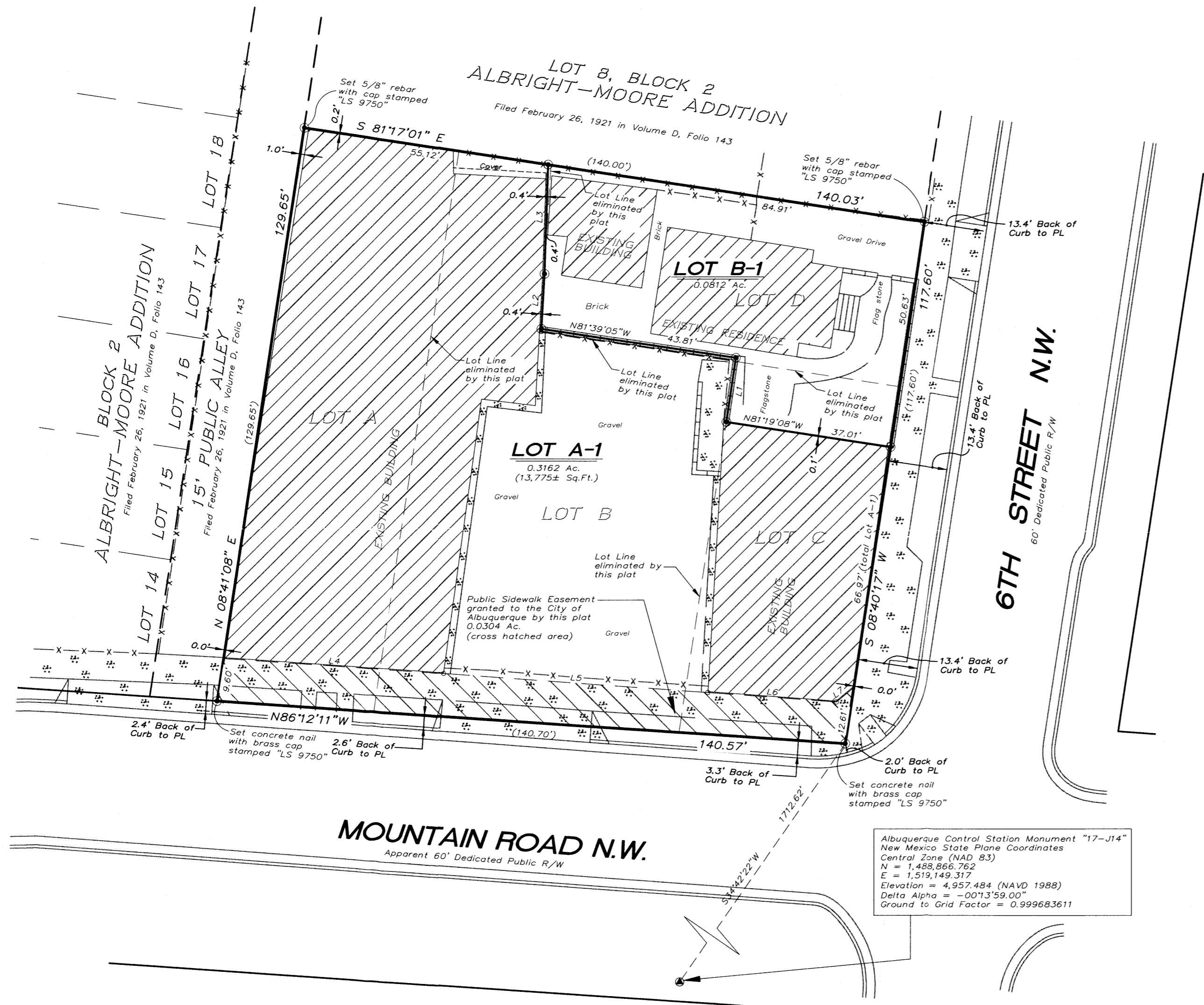
WITHIN  
**THE TOWN OF ALBUQUERQUE GRANT**  
IN

**PROJECTED SECTION 17,  
TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**  
AUGUST, 2008

Reference is made to VARIANCE APPROVED  
Special Exception No.:.....07ZHE-80174  
Project No.:.....PROJECT#1006974  
Hearing Date:.....02-28-08  
Closing of Public Record:.....02-28-08  
Date of Decision:.....03-10-08

LINE	LENGTH	BEARING
L1	14.48	N08°21'48"E
L2	12.28	N03°17'35"E
L3	24.40	N01°56'05"E
L4	49.39	S86°09'32"E
L5	59.06	S85°53'20"E
L6	28.73	S85°56'07"E
L7	5.05	N50°01'06"E

∴ = Concrete Symbol



**SURVOTEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377