

**PLAT OF
LOTS A-35-B-1 AND A-35-B-2
TOWN OF ATRISCO GRANT, NE UNIT
PROJ. SEC. 2, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2008**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRICAL AND GAS SERVICES	DATE
CITY APPROVALS:	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

LEGAL DESCRIPTION

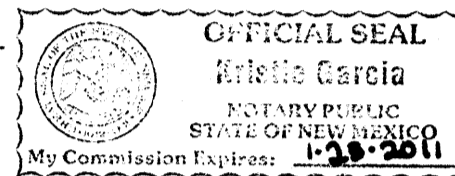
LOT A-35-B AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED REPLAT ENTITLED "AMENED REPLAT, A PORTION OF TRACT A-35, TOWN OF ATRISCO GRANT, NE UNIT" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 1984 IN VOL C25, FOLIO 2.

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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: *[Signature]* DATE: 1/22/08
 OWNER(S) PRINT NAME: Plaza Lagrange
 ADDRESS: 322 MANANALDE TRACT: N/A
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, 2008.
 BY: Peter Daskalos
 MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC

1-23-2011



EASEMENT NOTES:

- TEN FOOT UNDERGROUND EASEMENT FOR P.M.N. FILED OCTOBER 15, 1985, BOOK MISC. 284, PAGE 619
- SEVEN FOOT AND FIVE FOOT OVERHEAD EASEMENTS FOR P.M.N. FILED AUGUST 28, 1987, MISC BOOK 528A, PAGE 576

LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR WITH CAP "8911"
- △ A.S.C. CONTROL CAP "AS NOTED"

TRACT A-36-A
VOL C33, FOLIO 178
JUNE 11, 1987

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS NM448-N44 AND NM448-N48, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
- GROSS ACREAGE: 2.6664
- NUMBER OF EXISTING TRACTS/LOTS: 1
- NUMBER OF TRACTS/LOTS CREATED: 2 LOTS FROM 1
- ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: NONE
- ZONING: SU-1
- RECORDS USED:
A. PLAT VOL C25, FOLIO 29
B. PLAT VOL 95C, FOLIO 183
C. PLAT VOL C33, FOLIO 178
D. BOOK MISC 284, PAGE 619
E. BOOK MISC 528A, PAGE 576
- CITY OF ALBUQUERQUE ZONE ATLAS PAGE: G-Z
- UCLS LOG NUMBER: 200611722266
- ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "GEO-SURV 8911" UNLESS OTHERWISE INDICATED.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "GEO-SURV 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
- FIELD SURVEY WERE PERFORMED IN THE SEPTEMBER 2006

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

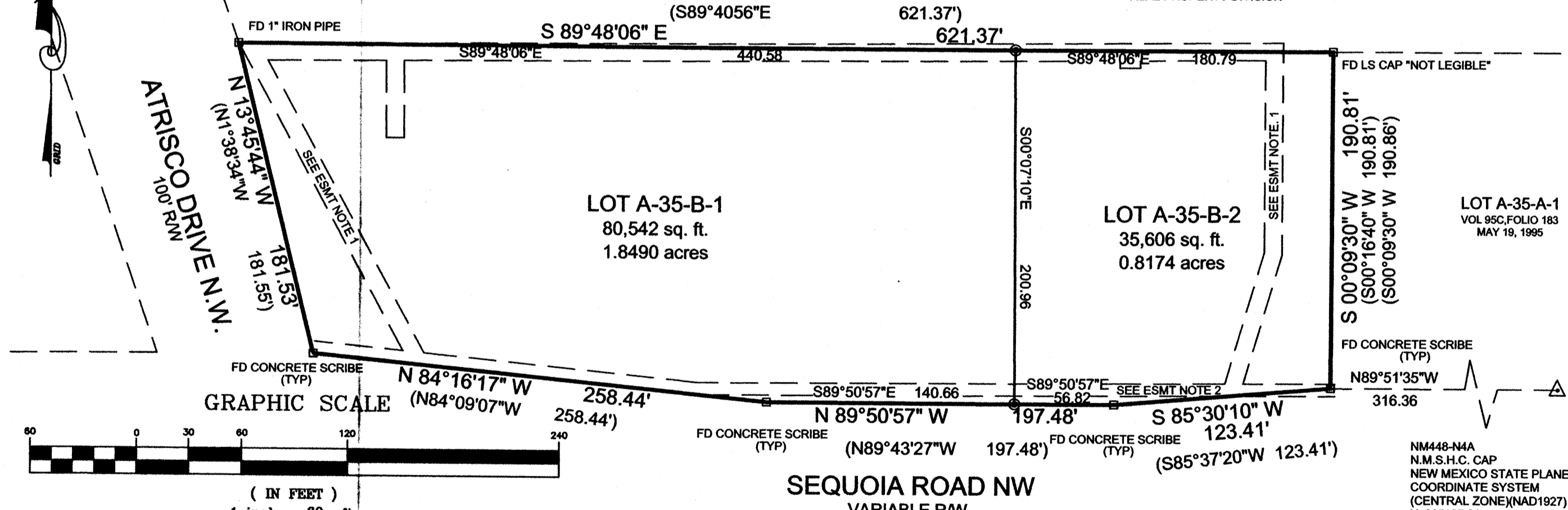
A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES

B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS

C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.



SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR NUMBER 8911, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 DAVID R VIGIL
 NEW MEXICO PROFESSIONAL SURVEYOR 8911
 DATE: 01-22-07

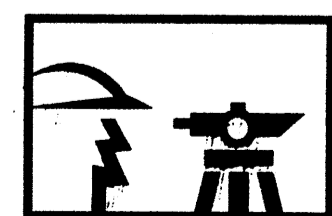
TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT ON THE FOLLOWING PROPERTY

UPC#S _____

PNM STAMP

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 AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



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