

VICINITY MAP (N.T.S.) ZONE PAGE P-13-2

LEGAL DESCRIPTION
 A certain parcel of land situated within the City of Albuquerque, New Mexico, Bernalillo County, within the Elena Gallegos Grant, Projected Section 31, Township 11 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.), comprising Tracts 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOUNDARY:
 On the north by Tracts 95-B & 97, M.R.G.C.D., Property Map No. 31, and by Cimino Compound Unit 1, on the east by westerly right-of-way line of Rio Grande Boulevard N.W. and by Tract 98, M.R.G.C.D., Property Map No. 31;
 On the south Tracts 102 and 104, M.R.G.C.D., Property Map No. 31;
 On the west by the easterly right-of-way line of a public roadway;
 On the east by the easterly right-of-way line of a public roadway.

BEGINNING:
 At the Easternmost Corner No. 1 of the parcel herein set forth, being the identical Northeast Corner of Tract 109 of M.R.G.C.D., Property Map No. 31, a point on curve on the existing westerly right-of-way line of Rio Grande Boulevard N.W., whence Albuquerque Control Station (A.C.S.) "DOUGLAS 1969" (a U.S.G.S. Survey Control Brass Disc), Datum MAD 83 Position, having New Mexico State Plane Projection, Central Zone, Latitude 35°08'13.4125", Longitude 106°39'36.51996", Ground to Grid Factor 0.999682452, Mapping Angle -0°13'52.53", Northing (US Survey Feet) 1505417.495, Easting (US Survey Feet) 1520286.421, bears S.88°59'46"E., 5136.36 feet distant, and running thence;
 Southwesterly, along a curve to the left, having a radius of 1153.00 feet, along an arc length 5.10 feet, thence;
 Southwesterly, along a curve to the left, having a radius of 3106.00 feet, along an arc length of 48.19 feet, thence;
 Southwesterly, along a curve to the left, having a radius of 3106.00 feet, along an arc length of 48.19 feet, thence;
 (Chord-S.20°52'57"W., 48.19 feet distant) to the end of curve and corner No. 3 of the parcel herein set forth, thence;
 S.20°52'57"W., 40.10 feet to the Southeast corner No. 4 of the parcel herein set forth, thence;
 N.63°34'23"W., 272.90 feet to an angle point and corner No. 5 of the parcel herein set forth, being the identical Northeast corner of Tract 102, M.R.G.C.D., Property Map No. 31, thence;
 N.25°10'55"W., 74.27 feet to an angle point and corner No. 6 of the parcel herein set forth, being the identical Northeast corner of Tract 102, M.R.G.C.D., Property Map No. 31, thence;
 N.72°48'14"W., 108.55 feet to the Southwest corner No. 7 of the parcel herein set forth, being the identical Southwest corner of Tract 99, M.R.G.C.D., Property Map No. 31, a point on the easterly right-of-way line of a public roadway, thence;
 N.21°52'49"E., 84.44 feet along said easterly right-of-way line of a public roadway to the Northwest corner No. 8 of the parcel herein set forth, being the identical Northwest corner of Tract 99, M.R.G.C.D., Property Map No. 31, thence leaving said easterly right-of-way line of said public roadway and running along the Northernly boundary line S.67°42'01"E., 197.26 feet to an angle point and corner No. 9 of the parcel herein set forth, thence;
 S.67°42'28"E., 197.26 feet to an angle point and corner No. 10 of the parcel herein set forth, being the identical Northwest corner of said Tract 99, M.R.G.C.D., Property Map No. 31, thence;
 S.19°30'54"W., 47.04 feet to an angle point and corner No. 11 of the parcel herein set forth, thence;
 S.69°16'06"E., 83.39 feet to the Easternmost corner of the parcel herein set forth and corner No. 1 and point of beginning.

Containing a calculated area of 1.0740 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, David R. Kroeber, a registered Professional Surveyor Number 4577, hereby certifies 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 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.

David R. Kroeber, N.M.L.S. No. 4577 Date 4-26-10

PURPOSE OF PLAT
 The purpose and intent of this plat is to create 5 lots from 5 existing tracts, vacate a portion of an existing roadway (known as Cimino Road N.W.) and grant a 24' wide private access easement and public private sewer and water service line easement and public utility easement as shown hereon.

BERNALILLO COUNTY TREASURER'S CERTIFICATE
 This is to certify that taxes are current and paid on
 UPC # 1013041-13-2020-1013041-2020
 UPC # 1013041-13-2020-1013041-2020
 Property owner(s) of record
 Property owner(s) of record

By *Emily Y. Bencomo* Date 6/20/10

DATE: 8-15-08 DRAWN BY: J.H.
 SHEET: 2 OF 2 CHECKED BY: R.H. JOB NO. 08-1059
 REVISIONS: JULY 2009 REVISIONS: MARCH 2010
 REVISIONS: MAY 2010

ROSS HOWARD COMPANY

PLAT DATA:
 Number of Existing Tracts: 5 (five)
 Number of Lots/Tracts created: 5 (five)
 Vacated Right-of-way: 0.1366 Ac. (5952 SF±)
 Gross Area: 1.0740 acres±
 City Zone Atlas No.: F-13-Z
 Existing Zoning: RA2
 Date of Survey: August 2008 thru May 2010

FREE CONSENT AND DEDICATION
 SURVEYED and REPLATED and now comprising "Plat of Lots 1 (One), 2 (Two) and 3 (Three), Lands of Emily Y. Bencomo, and Lots "A" and "B", Lands of Grigo, Situate within the Elena Gallegos Grant, City of Albuquerque, Projected Section 31, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, March 2010", is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners and proprietors do hereby grant the additional public utility easements (public and/or private), as shown herein. Said owners and proprietors warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Owner and Proprietor
 Lots 1, 2 and 3
Emily Y. Bencomo
 Emily Yvonne Bencomo
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 16 day of May, 2010, before me a notary public in and for said county and state, personally appeared, Emily Y. Bencomo, a married person, as her sole and separate property, to me known to be the person described and executed the foregoing instrument and acknowledged to me that she executed the same as her own free act and deed.

Notary Public
Alvin Joseph Grigo
 My Commission Expires 01/13/11

Owner and Proprietor
 Lot 4
 (F.K.A. Tract 101)
Alvin Joseph Grigo
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 17th day of May, 2010, before me a notary public in and for said county and state, personally appeared, Alvin Joseph Grigo, a married person, as his sole and separate property, to me known to be the person described and executed the foregoing instrument and acknowledged to me that he executed the same as his own free act and deed.

Notary Public
Alvin Joseph Grigo
 My Commission Expires 01/13/11

Owner and Proprietor
 Lot 5
 (F.K.A. Tract 103)
Albert A. Grigo
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 17th day of May, 2010, before me a notary public in and for said county and state, personally appeared, Albert A. Grigo, to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Notary Public
Alvin Joseph Grigo
 My Commission Expires 01/13/11

PLAT OF
 LOTS 1, 2 & 3
 LANDS OF
 EMILY Y. BENCOMO
 AND
 LOTS "A" AND "B"
 LANDS OF GRIGO
 SITUATE WITHIN
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 PROJ. SEC. 31, T.11N., R.3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2010

DRB CASE NO./PROJECT NO.: 1007074
 APPLICATION NUMBER: 10DRB-70157
 CITY APPROVALS:
 DRB Commission, Planning Department Date 06-30-10
 ABCMA Date 06/09/10
 Traffic Engineer Date 6/9/10
 Parks and Recreation Department Date 6-2-10
 A.M.R.C. Date 5-24-10
 City Surveyor Date 6-9-10
 City Engineer Date 6/22/10
 M.R.G.C.D. Date 6-23-10
 Heat Recovery Division Date 6-3-2010
 UTILITY APPROVALS
 PNM Date 6/4/2010
 New Mexico Gas Company Date 06-04-10
 Owner Date 6-7-10
 Comcast Date

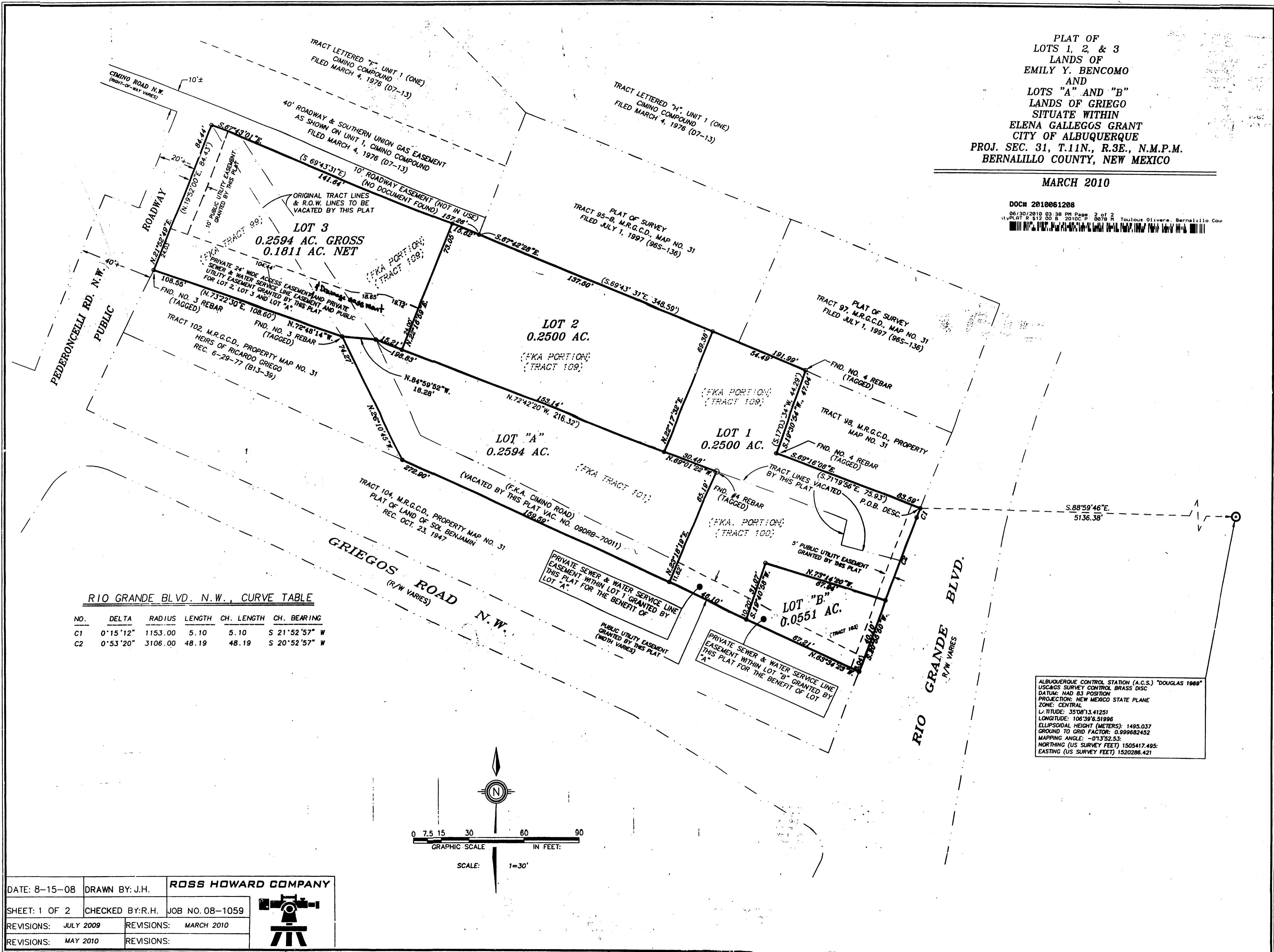
GENERAL NOTES / REFERENCES
 1) Uniform Property Code No. (U.P.C.) Tract 99;
 Uniform Property Code No. (U.P.C.) Portion Tract 100;
 Uniform Property Code No. (U.P.C.) Tract 101;
 Uniform Property Code No. (U.P.C.) Portion Tract 103;
 Utility Council Location System (U.C.L.S.) Log No. 2010-140-723 and 2010-140-777
 2) Bearings as shown hereon are New Mexico State Plane, NAD 83 based on A.C.S. Station "Douglas 1969".
 3) Distances are ground, U.S. Survey Feet.
 4) Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parentheses. Field measurements are shown in bold print.
 5) Unless otherwise indicated all property corners were set with No. 5 rebar, 18" in length, with a yellow cap stamped R.H.C. L.S. 4577.
 6) Documents referred to:
 a) State of New Mexico, Middle Rio Grande Conservancy District Property Map No. 31, Bernalillo County, T.11N., R.3E., 1717 N. P. 26, 1717 N. P. 27, 1717 N. P. 28, 1717 N. P. 29, 1717 N. P. 30, 1717 N. P. 31, 1717 N. P. 32, 1717 N. P. 33, 1717 N. P. 34, 1717 N. P. 35, 1717 N. P. 36, 1717 N. P. 37, 1717 N. P. 38, 1717 N. P. 39, 1717 N. P. 40, 1717 N. P. 41, 1717 N. P. 42, 1717 N. P. 43, 1717 N. P. 44, 1717 N. P. 45, 1717 N. P. 46, 1717 N. P. 47, 1717 N. P. 48, 1717 N. P. 49, 1717 N. P. 50, 1717 N. P. 51, 1717 N. P. 52, 1717 N. P. 53, 1717 N. P. 54, 1717 N. P. 55, 1717 N. P. 56, 1717 N. P. 57, 1717 N. P. 58, 1717 N. P. 59, 1717 N. P. 60, 1717 N. P. 61, 1717 N. P. 62, 1717 N. P. 63, 1717 N. P. 64, 1717 N. P. 65, 1717 N. P. 66, 1717 N. P. 67, 1717 N. P. 68, 1717 N. P. 69, 1717 N. P. 70, 1717 N. P. 71, 1717 N. P. 72, 1717 N. P. 73, 1717 N. P. 74, 1717 N. P. 75, 1717 N. P. 76, 1717 N. P. 77, 1717 N. P. 78, 1717 N. P. 79, 1717 N. P. 80, 1717 N. P. 81, 1717 N. P. 82, 1717 N. P. 83, 1717 N. P. 84, 1717 N. P. 85, 1717 N. P. 86, 1717 N. P. 87, 1717 N. P. 88, 1717 N. P. 89, 1717 N. P. 90, 1717 N. P. 91, 1717 N. P. 92, 1717 N. P. 93, 1717 N. P. 94, 1717 N. P. 95, 1717 N. P. 96, 1717 N. P. 97, 1717 N. P. 98, 1717 N. P. 99, 1717 N. P. 100, 1717 N. P. 101, 1717 N. P. 102, 1717 N. P. 103, 1717 N. P. 104, 1717 N. P. 105, 1717 N. P. 106, 1717 N. P. 107, 1717 N. P. 108, 1717 N. P. 109, 1717 N. P. 110, 1717 N. P. 111, 1717 N. P. 112, 1717 N. P. 113, 1717 N. P. 114, 1717 N. P. 115, 1717 N. P. 116, 1717 N. P. 117, 1717 N. P. 118, 1717 N. P. 119, 1717 N. P. 120, 1717 N. P. 121, 1717 N. P. 122, 1717 N. P. 123, 1717 N. P. 124, 1717 N. P. 125, 1717 N. P. 126, 1717 N. P. 127, 1717 N. P. 128, 1717 N. P. 129, 1717 N. P. 130, 1717 N. P. 131, 1717 N. P. 132, 1717 N. P. 133, 1717 N. P. 134, 1717 N. P. 135, 1717 N. P. 136, 1717 N. P. 137, 1717 N. P. 138, 1717 N. P. 139, 1717 N. P. 140, 1717 N. P. 141, 1717 N. P. 142, 1717 N. P. 143, 1717 N. P. 144, 1717 N. P. 145, 1717 N. P. 146, 1717 N. P. 147, 1717 N. P. 148, 1717 N. P. 149, 1717 N. P. 150, 1717 N. P. 151, 1717 N. P. 152, 1717 N. P. 153, 1717 N. P. 154, 1717 N. P. 155, 1717 N. P. 156, 1717 N. P. 157, 1717 N. P. 158, 1717 N. P. 159, 1717 N. P. 160, 1717 N. P. 161, 1717 N. P. 162, 1717 N. P. 163, 1717 N. P. 164, 1717 N. P. 165, 1717 N. P. 166, 1717 N. P. 167, 1717 N. P. 168, 1717 N. P. 169, 1717 N. P. 170, 1717 N. P. 171, 1717 N. P. 172, 1717 N. P. 173, 1717 N. P. 174, 1717 N. P. 175, 1717 N. P. 176, 1717 N. P. 177, 1717 N. P. 178, 1717 N. P. 179, 1717 N. P. 180, 1717 N. P. 181, 1717 N. P. 182, 1717 N. P. 183, 1717 N. P. 184, 1717 N. P. 185, 1717 N. P. 186, 1717 N. P. 187, 1717 N. P. 188, 1717 N. P. 189, 1717 N. P. 190, 1717 N. P. 191, 1717 N. P. 192, 1717 N. P. 193, 1717 N. P. 194, 1717 N. P. 195, 1717 N. P. 196, 1717 N. P. 197, 1717 N. P. 198, 1717 N. P. 199, 1717 N. P. 200, 1717 N. P. 201, 1717 N. P. 202, 1717 N. P. 203, 1717 N. P. 204, 1717 N. P. 205, 1717 N. P. 206, 1717 N. P. 207, 1717 N. P. 208, 1717 N. P. 209, 1717 N. P. 210, 1717 N. P. 211, 1717 N. P. 212, 1717 N. P. 213, 1717 N. P. 214, 1717 N. P. 215, 1717 N. P. 216, 1717 N. P. 217, 1717 N. P. 218, 1717 N. P. 219, 1717 N. P. 220, 1717 N. P. 221, 1717 N. P. 222, 1717 N. P. 223, 1717 N. P. 224, 1717 N. P. 225, 1717 N. P. 226, 1717 N. P. 227, 1717 N. P. 228, 1717 N. P. 229, 1717 N. P. 230, 1717 N. P. 231, 1717 N. P. 232, 1717 N. P. 233, 1717 N. P. 234, 1717 N. P. 235, 1717 N. P. 236, 1717 N. P. 237, 1717 N. P. 238, 1717 N. P. 239, 1717 N. P. 240, 1717 N. P. 241, 1717 N. P. 242, 1717 N. P. 243, 1717 N. P. 244, 1717 N. P. 245, 1717 N. P. 246, 1717 N. P. 247, 1717 N. P. 248, 1717 N. P. 249, 1717 N. P. 250, 1717 N. P. 251, 1717 N. P. 252, 1717 N. P. 253, 1717 N. P. 254, 1717 N. P. 255, 1717 N. P. 256, 1717 N. P. 257, 1717 N. P. 258, 1717 N. P. 259, 1717 N. P. 260, 1717 N. P. 261, 1717 N. P. 262, 1717 N. P. 263, 1717 N. P. 264, 1717 N. P. 265, 1717 N. P. 266, 1717 N. P. 267, 1717 N. P. 268, 1717 N. P. 269, 1717 N. P. 270, 1717 N. P. 271, 1717 N. P. 272, 1717 N. P. 273, 1717 N. P. 274, 1717 N. P. 275, 1717 N. P. 276, 1717 N. P. 277, 1717 N. P. 278, 1717 N. P. 279, 1717 N. P. 280, 1717 N. P. 281, 1717 N. P. 282, 1717 N. P. 283, 1717 N. P. 284, 1717 N. P. 285, 1717 N. P. 286, 1717 N. P. 287, 1717 N. P. 288, 1717 N. P. 289, 1717 N. P. 290, 1717 N. P. 291, 1717 N. P. 292, 1717 N. P. 293, 1717 N. P. 294, 1717 N. P. 295, 1717 N. P. 296, 1717 N. P. 297, 1717 N. P. 298, 1717 N. P. 299, 1717 N. P. 300, 1717 N. P. 301, 1717 N. P.

PLAT OF
 LOTS 1, 2, & 3
 LANDS OF
 EMILY Y. BENCOMO
 AND
 LOTS "A" AND "B"
 LANDS OF GRIEGO
 SITUATE WITHIN
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 PROJ. SEC. 31, T.11N., R.3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2010

DOCH 2010061208

06/30/2010 03:38 PM Page 2 of 2
 PLAT R \$12.00 8 2010C P 0078 R Toulous Oliveira, Bernalillo Cou



RIO GRANDE BLVD. N.W., CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C1	0°15'12"	1153.00	5.10	5.10	S 21°52'57" W
C2	0°53'20"	3106.00	48.19	48.19	S 20°52'57" W

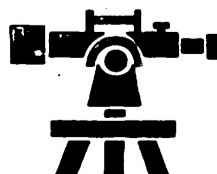
ALBUQUERQUE CONTROL STATION (A.C.S.) "DOUGLAS 1969"
 USCGS SURVEY CONTROL BRASS DISC
 DATUM: NAD 83 POSTION
 PROJECTION: NEW MEXICO STATE PLANE
 ZONE: CENTRAL
 LATITUDE: 35°08'13.41251
 LONGITUDE: 106°39'6.51996
 ELLIPSOIDAL HEIGHT (METERS): 1495.037
 GROUND TO GRID FACTOR: 0.999882452
 MAPPING ANGLE: -01°3'52.53"
 NORTHING (US SURVEY FEET) 1505417.495
 EASTING (US SURVEY FEET) 1520286.421

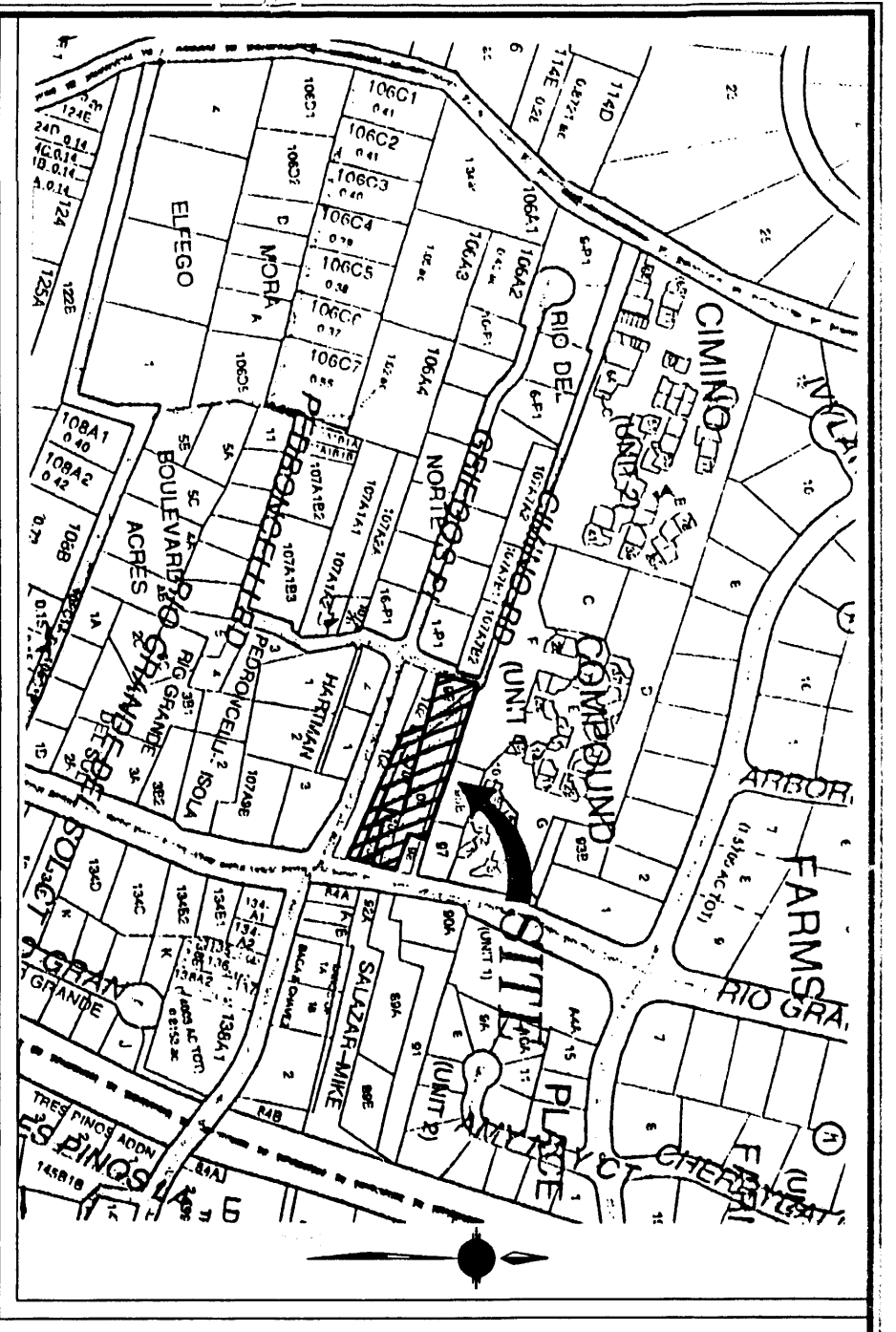
DATE: 8-15-08 DRAWN BY: J.H. **ROSS HOWARD COMPANY**

SHEET: 1 OF 2 CHECKED BY: R.H. JOB NO. 08-1059

REVISIONS: JULY 2009 REVISIONS: MARCH 2010

REVISIONS: MAY 2010 REVISIONS:





VICINITY MAP (N.T.S.) ZONE PAGE F-13-Z

LEGAL DESCRIPTION
 A certain parcel of land situate within the City of Albuquerque, New Mexico, Bernalillo County, within the Elmo Gallegos Grant, Projected Section 31, Township 11 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.), being and comprising Tract 99, Portion of Tract 100 (Per Plat of Land Belonging to Margarita Griego, Comprising Tracts 101 and 103 on M.R.G.C.D. Map 31, filed for record on August 22, 1978 in Vol. Misc. 632) Folio 716), Portion of Tract 103 (Per Plat of Land Belonging to Margarita Griego, Comprising Tracts 101 and 103 on M.R.G.C.D. Map 31, filed for record on August 22, 1978 in Vol. Misc. 632, Folio 716), and Portion of Tract 109, Middle Rio Grande Conservancy District (M.R.G.C.D.) Property Map No. 31, together that vacated portion of Cimarron Road N.W. lying between Rio Grande Boulevard N.W. and a public roadway, and being more particularly described as follows:

BOUNDARY
 On the north by Tracts 95-B & 97, M.R.G.C.D. Property Map No. 31, and by Cimarron Compound Unit 1; On the east by western right-of-way line of Rio Grande Boulevard N.W. and by Tract 98, M.R.G.C.D. Property Map No. 31; On the south by Tracts 102 and 104, M.R.G.C.D. Property Map No. 31; On the west by the easterly right-of-way line of a public roadway;

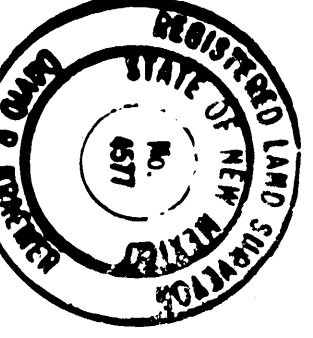
BEGINNING, at the Easterly most Corner No. 1 of the parcel herein set forth, being the identical Northeast Corner of Tract 109 of M.R.G.C.D. Property Map No. 31, a point on curve on the existing Western right-of-way line of Rio Grande Boulevard, N.W., whence Albuquerque Control Station (A.C.S.), DDDOLAS 1969 (a US2&SS Survey Control Brass Disc), Datum NAD 83 Position, National Geodetic Survey, Central Zone, Latitude 35°18'13.41231", Longitude 106°39'53.91966", Ground to Grid Factor 0.999982452, Mopping Angle -0°13'52.353" Northing (US Survey Feet), 1505417.493, Easting (US Survey Feet) 1520286.421, bears S.88°59'46"E., 5156.38 feet distant; and Southwesterly along a curve to the left, having a radius of 1153.00 feet, along an arc length 5.10 feet (Chord=5.21525277", 5.10 feet distant) to a point of curve and corner No. 2 of the parcel herein set forth, thence: (Chord=5.20525277", 48.19 feet distant) to the end of curve and corner No. 3 of the parcel herein set forth, thence: S.20°55'50"W., 40.10 feet to the Southeast corner No. 4 of the parcel herein set forth, thence: N.63°34'23"W., 272.90 feet to an angle point and corner No. 5 of the parcel herein set forth, being the identical Southeastern most corner of Tract 102, M.R.G.C.D. Property Map No. 31, thence: N.26°10'45"W., 74.27 feet to an angle point and corner No. 6 of the parcel herein set forth, being the identical Northeast corner of Tract 102, M.R.G.C.D. Property Map No. 31, thence: N.72°48'14"W., 108.55 feet to the Southeast corner No. 7 of the parcel herein set forth, being the identical Southwest corner of Tract 99, M.R.G.C.D. Property Map No. 31, a point on the easterly right-of-way line of a public roadway, N.21°52'49"E., 84.44 feet along said easterly right-of-way line of a public roadway to the Northwest corner No. 8 of the parcel herein set forth, being the identical Northwest corner of Tract 99, M.R.G.C.D. Property Map No. 31, thence: N.21°52'49"E., 84.44 feet along said easterly right-of-way line of a public roadway and running along the Northern boundary line of Tract 109, M.R.G.C.D. as follows:
 S.67°43'07"E., 157.26 feet to an angle point and corner No. 9 of the parcel herein set forth, thence: S.67°43'07"E., 157.26 feet to an angle point and corner No. 10 of the parcel herein set forth, being the identical Northwest corner of said Tract 98, M.R.G.C.D. Property Map No. 31, thence: S.19°30'54"W., 47.04 feet to an angle point and corner No. 11 of the parcel herein set forth, being the identical S.69°16'06"E., 83.59 feet to the Easterly most corner of the parcel herein set forth and corner No. 1 and point of beginning.

Containing a calculated area of 1.0740 acres, more or less.

SURVEYOR'S CERTIFICATE

I, David R. Kraemer, a registered Professional Surveyor Number 4577, 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 herein, utility companies and other parties expressing an interest and meets the minimum requirements of the Minimum Standards for Land Surveys of the State of New Mexico and is true and correct to the best of my knowledge and belief.

David R. Kraemer, N.M.L.S. No. 4577
 Date 4-26-10



PURPOSE OF PLAT
 The purpose and intent of this report is to create 5 lots from 5 existing tracts, vacate a portion of an existing roadway (known as Cimarron Road N.W.) and grant a 24' wide private access easement and public private sewer and water service line easement and public utility easement as shown herein.

BERNALILLO COUNTY TREASURER'S CERTIFICATE
 This is to certify that taxes are current and paid on
 UPC # _____
 Property owner(s) of record _____
 Property owner(s) of record _____
 By _____ Date _____

DATE: 8-15-08 DRAWN BY: J.H. ROSS HOWARD COMPANY
 SHEET: 2 OF 2 CHECKED BY: R.H. JOB NO. 08-1059
 REVISIONS: JULY 2009 REVISIONS: MARCH 2010
 REVISIONS: MAY 2010 REVISIONS:

PLAT DATA:

Number of Existing Tracts:	5 (Five)
Number of Lots/Tracts created:	5 (Five)
Vacated Right-of-way:	0.1366 Ac. (5992 S.F.)
City Zone Atlas No.:	F-13-Z
Existing Zoning:	R42
Date of Survey:	August 2008 thru May 2010

NOTE:
 No property within the area of this plat 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.

FREE CONSENT AND DEDICATION

SURVEYED and REPLICATED grid now comprising that of Lots 1 (One), 2 (Two) and 3 (Three), Lands of Emily Y. Bencomo, and Lots 4 and 5 (Four and Five), Lands of Margarita Griego, within the Elmo Gallegos Grant, City of Albuquerque, Projected Section 31, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, and the same, with the free consent of and in accordance with the wishes and desire of the undersigned, I, the undersigned, do hereby prepare this plat, hereby vacate and dedicate to the public the additional public utility easement, sewer and water service line easement, and public utility easement and proprietors' warrants that they hold complete and indefeasible title in fee simple to the land subdivided.

Owner and Proprietor
 Lots 1, 2 and 3
 Emily Y. Bencomo
 Emily Y. Bencomo

ACKNOWLEDGMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 On this 12 day of May 2010, before me a notary public in and for said county and state, personally appeared, Emily Y. Bencomo, a married person, as her sole and separate property, who is known to be the person described and executed the foregoing instrument and acknowledged that she executed the same as her own free act and deed.
 Notary Public: [Signature]
 My Commission Expires: [Date]

ACKNOWLEDGMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 On this 11th day of May 2010, before me a notary public in and for said county and state, personally appeared, Adam Joseph Griego, who is known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.
 Notary Public: [Signature]
 My Commission Expires: [Date]

ACKNOWLEDGMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 On this 11th day of May 2010, before me a notary public in and for said county and state, personally appeared, Albert A. Griego, who is known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.
 Notary Public: [Signature]
 My Commission Expires: [Date]

EUBALIC UTILITY EASEMENT
 Public Utility Easements shown on this plat are granted for the common and joint use of:
 1) Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 2) New Mexico Gas Company for the installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 3) Quest for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 4) Comcast for the installation, maintenance and service of such lines, cables and other related equipment and facilities reasonably necessary to provide cable TV services.

ENM DISCLAIMER
 By approving this document, ENM does NOT waive or release any easement rights which may have been granted by prior plat, replat or document, except those indicated on this plat.

PLAT OF
 LOTS 1, 2 & 3
 LANDS OF
 EMILY Y. BENCOMO
 AND
 LOTS "A" AND "B"
 LANDS OF GRIEGO
 SITUATE WITHIN
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 PROJ. SEC. 31, T.11N., R.3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2010

DRB CASE NO./PROJECT NO.	1007074
APPLICATION NUMBER:	
CITY APPROVALS:	
DRB Chairperson, Planning Department	Date
ABCWMA	Date
Traffic Engineer	Date
Parks and Recreation Department	Date
M.A.A.F.C.	Date
City Surveyor	Date
City Engineer	Date
M.R.G.C.D.	Date
UTILITY APPROVALS	
PNM	Date
New Mexico Gas Company	Date
Quest	Date
Contact	Date

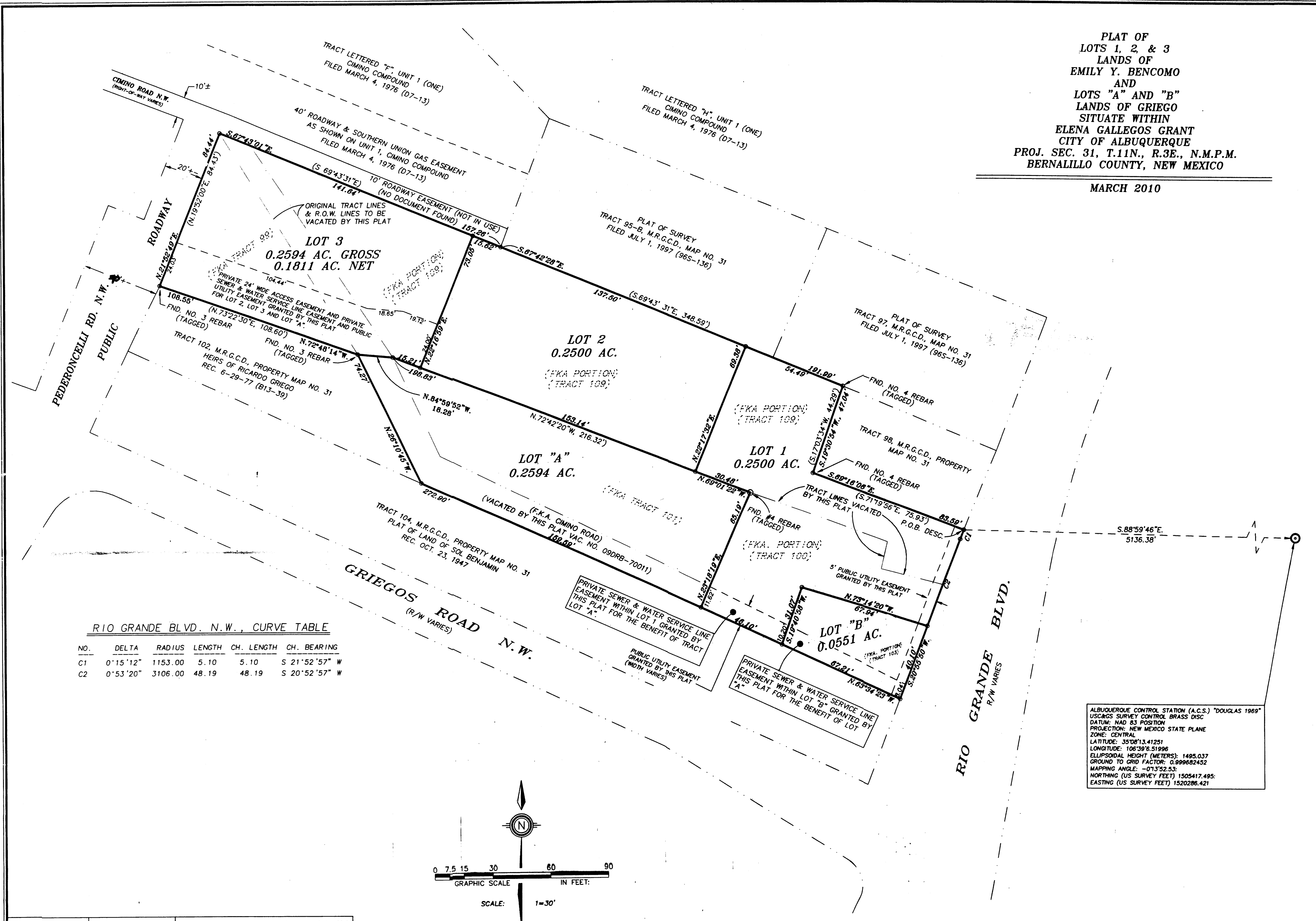
GENERAL NOTES / REFERENCES

- Uniform Property Code No. (U.P.C.) Tract 99.
- Uniform Property Code No. (U.P.C.) Portion Tract 100.
- Uniform Property Code No. (U.P.C.) Tract 101.
- Uniform Property Code No. (U.P.C.) Portion Tract 103.
- Uniform Property Code No. (U.P.C.) Portion Tract 109.
- Utility Council Location System (U.C.L.S.) Log No. 2010-140-773 and 2010-140-777 1969.
- Distances are ground, U.S. Survey Feet.
- Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parenthesis. Field measurements are shown in bold print.
- Unless otherwise indicated all property corners were set with No. 5 rebars, 18" in length, with a yellow cap stamped R.H.C. L.S. 4577.
- Documents referred to:
 - State of New Mexico Middle Rio Grande Conservancy District Property Map No. 31, Bernalillo County T.11N. R.3E. S.36, per plat revised to 1948.
 - Survey & Plat of Tracts 99 & 100, (including that portion of a roadway lying between and adjacent to said tracts), M.R.G.C.D. Property Map No. 31, prepared by Ross Engineering, Inc., for M.R.G.C.D., dated October 26, 1963.
 - Plat of the Middle Rio Grande Conservancy District Property Map No. 31, prepared by Ross Engineering, Inc., for M.R.G.C.D., dated August 1978, and recorded August 22, 1978 in Vol. Misc. 632, Folio 716, R.B.C.
 - Amended Supplemental Plat of Tracts in the Las Griegos, Bernalillo County, New Mexico, belonging to Heirs of Ricardo Griego, Comprising Tracts 97, 102, 106, 106a, 106b, 106c, 106d, 106e, 106f, 106g, 106h, 106i, 106j, 106k, 106l, 106m, 106n, 106o, 106p, 106q, 106r, 106s, 106t, 106u, 106v, 106w, 106x, 106y, 106z, & 107a/7b on M.R.G.C.D. Map 31 recorded in the office of the Bernalillo County Clerk on June 29, 1977 in Vol. B13, Folio 39.
 - Survey & Plat of the Western Portion of Tract 100, M.R.G.C.D. Property Map No. 31 (for additional right-of-way taking of Rio Grande Boulevard, N.W., 0.0030 ac) prepared by Daniel J. Grochowski, N.M.L.S. No. 7243, MSW/SP Group, Job No. 0690013, dated 6-6-83.
 - Survey & Plat of the Western Portion of Tract 109, M.R.G.C.D. Property Map No. 31 (for additional right-of-way taking of Rio Grande Boulevard, N.W., 0.0030 ac) prepared by Daniel J. Grochowski, N.M.L.S. No. 7243, MSW/SP Group, Job No. 0690013, dated 6-6-83.
 - Survey & Plat of Survey of Tracts 95-B and 97, M.R.G.C.D. Map No. 31 (for additional right-of-way taking of Rio Grande Boulevard, N.W., 0.0037 ac) prepared by Don J. R.3E., N.M.P.M., Bernalillo County, New Mexico, recorded in the office of the Bernalillo County Clerk on July 01, 1966 (965-136).
 - Sole and Separate Property Agreement, Eleana Bencomo and Emily Y. Bencomo, formerly known as Emily Yvonne Martinez, husband and wife, agree the (the above described property) located in Bernalillo County, State of New Mexico ("Property") is hereby designated as the separate property of Emily Y. Bencomo, recorded in the office of the Bernalillo County Clerk on January 13, 1989 in Book 3901, Page 4370.
 - Sole and Separate Agreement and Conveyance for Lot "A", formerly known as Tract 101, M.R.G.C.D. Map No. 31, filed 12-16-2004, Book 485, Page 5853, Doc. No. 20041761440.

ROAD MAINTENANCE AGREEMENT AND BENEFICIARIES OF THE 24' WIDE PRIVATE INGRESS AND EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT
 Whereas, the owners and proprietors of Lots 2 (Two) and 3 (Three), Lands of Emily Y. Bencomo and Lot "A", Lands of Griego, Situate within The Elmo Gallegos Grant, City of Albuquerque, Proj., Sec. 31, T.11N., R.3E., N.M.P.M., Bernalillo County, New Mexico, whereas, the aforementioned owners and proprietors are to be responsible for the maintenance to the 24' wide Private Ingress and Egress Easement and Public Utility Easement. Should the parties to this agreement convey title to other parties in the future by sale or other title transfer mechanism, the responsibilities outlined in this agreement shall pass to said third parties according to land parcel ownership.

PLAT OF
 LOTS 1, 2, & 3
 LANDS OF
 EMILY Y. BENCOMO
 AND
 LOTS "A" AND "B"
 LANDS OF GRIEGO
 SITUATE WITHIN
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 PROJ. SEC. 31, T.11N., R.3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO

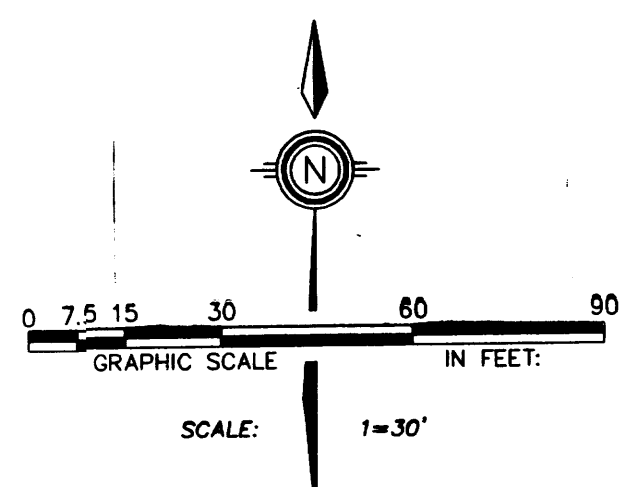
MARCH 2010



RIO GRANDE BLVD. N.W., CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C1	0°15'12"	1153.00	5.10	5.10	S 21°52'57" W
C2	0°53'20"	3106.00	48.19	48.19	S 20°52'57" W

ALBUQUERQUE CONTROL STATION (A.C.S.) "DOUGLAS 1969"
 US&GS SURVEY CONTROL BRASS DISC
 DATUM: NAD 83 POSITION
 PROJECTION: NEW MEXICO STATE PLANE
 ZONE: CENTRAL
 LATITUDE: 35°08'13.4125"
 LONGITUDE: 106°39'6.51996"
 ELLIPSOIDAL HEIGHT (METERS): 1485.037
 GROUND TO GRID FACTOR: 0.999682452
 MAPPING ANGLE: -013'52.53"
 NORTHING (US SURVEY FEET) 1505417.495;
 EASTING (US SURVEY FEET) 1520286.421



DATE: 8-15-08	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 08-1059
REVISIONS: JULY 2009	REVISIONS: MARCH 2010	
REVISIONS: MAY 2010	REVISIONS:	

PLAT OF SURVEY OF TRACTS 95-B AND 97 M.R.G.C.D. MAP NO. 31 WITHIN SECTION 31, T 11 N, R 3 E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO MAY, 1996

96073293

State of New Mexico
County of Bernalillo
This instrument was filed for recording on May 1, 1996 at 1:05 PM in the Office of the County Clerk of Bernalillo County, New Mexico.

LEGAL DESCRIPTION:

PARCEL 1:
A tract of land in Section 31, T. 11 N., R. 3 E., N.M.P.M., being Tract 97 on Map 31, M.R.G.C.D., more particularly described as follows:
beginning at the N.E. corner of the Tract whence the S.E. corner of Unit 1, Dietz Farms Addition to the City of Albuquerque, New Mexico, was filed in the office of the County Clerk of Bernalillo County, New Mexico on May 11, 1982, bears N. 17 deg. 25' E., 176.0 feet;
thence N. 17 deg. 45' W., 63.0 feet;
thence N. 22 deg. 23' E., 122.0 feet;
thence S. 73 deg. 04' E., 122.0 feet to the place of beginning.
Said Tract also described as Tract 97 on plat filed in the office of the Bernalillo County Clerk of Bernalillo County, New Mexico on June 27, 1977 in Volume 813, Folio 39.

PARCEL 2:
A certain tract of land situated in Section 31, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, being identified as a portion of Tract 95 of the Middle 1/4 of the 3rd 1/4 of the 34th and 35th Townships, Range 3 East, 11th North, 3rd East, Bernalillo County, New Mexico, and being more particularly described by metes and bounds as follows:
beginning at the northeast corner of the tract herein described, thence S 89 deg. 18' 30" E., a distance of 204.81 feet;
thence S 89 deg. 18' 30" E., a distance of 87.25 feet to the southeast corner of the tract herein described;
thence N 89 deg. 35' 45" W., 152.80 feet to the southeast corner of the tract herein described;
thence N 21 deg. 15' 00" E., 70.70 feet to the northeast corner of the tract herein described;
thence S 89 deg. 18' 30" E., 155.10 feet to the point of beginning.
Said tract also described as Tract 95B on plat filed in the office of the Bernalillo County Clerk of Bernalillo County, New Mexico on June 29, 1977 in Volume 813, Folio 39.

DISPOSABLE & A L.M.C.N.
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LAND AS IT PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION, A CREATION OF A NEW LOT, OR A RECOMBINATION OF MORE THAN ONE TRACT.

I, ANTHONY L. HARRIS, A REGISTERED NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE ANY EXISTING PARCEL.

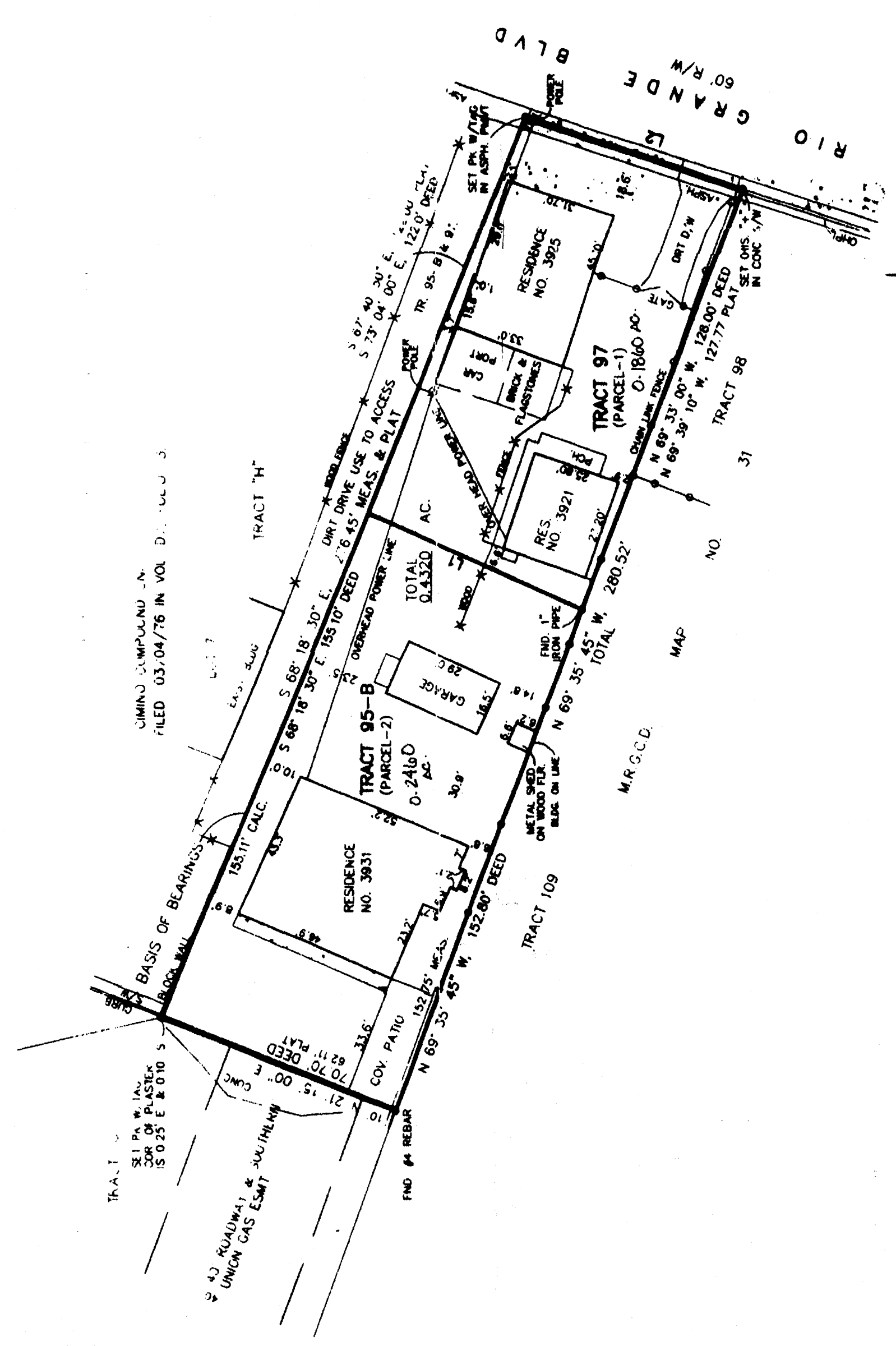
Anthony L. Harris, J.P.S. # 11463

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that the above described property and that the correct representation of said survey, to the best of my knowledge and belief, meets the minimum standards for land surveys in the State of New Mexico. I further certify that this survey and plat do not meet the requirements of the City of Albuquerque, Bernalillo County, New Mexico Subdivision Ordinance, and is not intended to subdivide any existing parcel. There are no encroachments from the land property onto adjoining properties and no other matters that it shows the location of all permanent improvements pertinent to the said survey.

Witness my hand and seal at Albuquerque, New Mexico, this 17th day of May, 1996.

Anthony L. Harris, J.P.S. # 11463



LINE NO.	BEARING	DISTANCE
L1	S 23° 16' 00" W.	67.29' CALC.
	S 21° 45' 35" W.	67.25' DEED
L2	S 22° 47' 00" W.	56.43' PLAT
	S 17° 30' 18" W.	67.00' DEED
	S 18° 48' 20" W.	64.46' CALC.
	S 17° 45' 00" W.	63.00' DEED



HARRIS SURVEYING, INC.
2412-D Monroe Street, NE
Albuquerque, New Mexico 87110
Telephone (505) 889-8658 • FAX (505) 889-8645

765-136

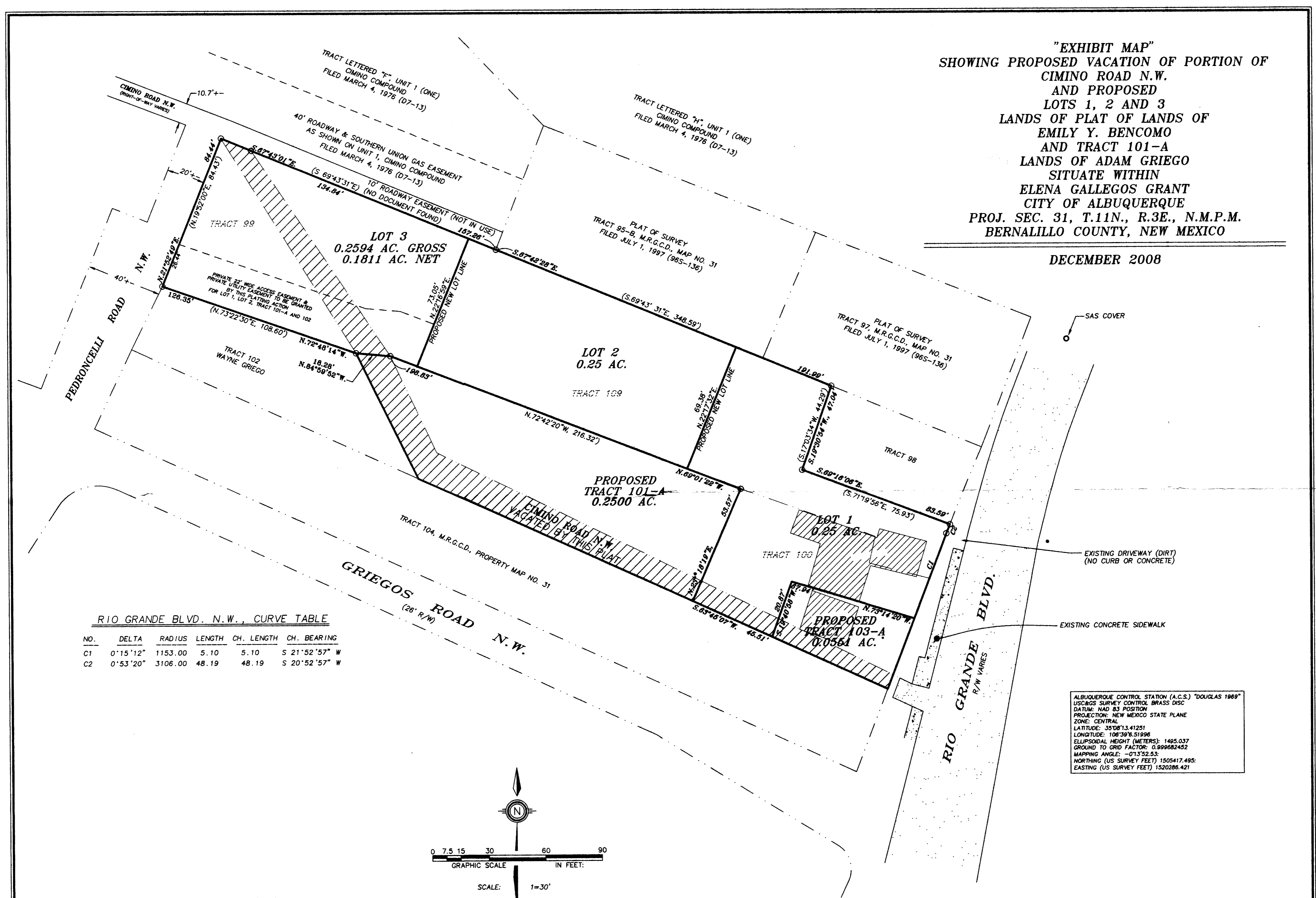
965-136

965-136

#2-7/8/9
1007074

"EXHIBIT MAP"
SHOWING PROPOSED VACATION OF PORTION OF
CIMINO ROAD N.W.
AND PROPOSED
LOTS 1, 2 AND 3
LANDS OF PLAT OF LANDS OF
EMILY Y. BENCOMO
AND TRACT 101-A
LANDS OF ADAM GRIEGO
SITUATE WITHIN
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
PROJ. SEC. 31, T.11N., R.3E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO

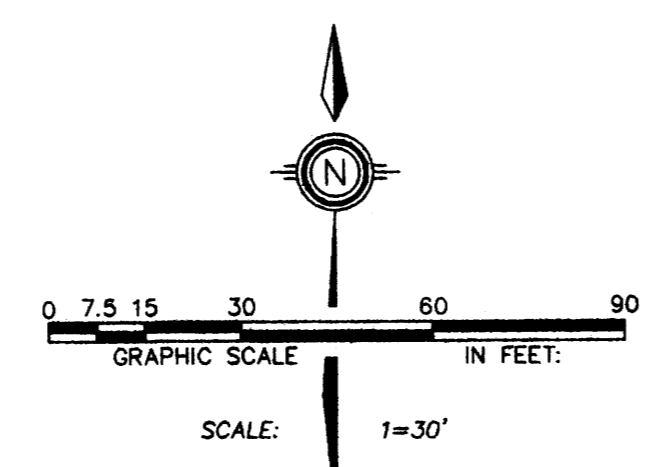
DECEMBER 2008



RIO GRANDE BLVD. N.W., CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C1	0°15'12"	1153.00	5.10	5.10	S 21°52'57" W
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ALBUQUERQUE CONTROL STATION (A.C.S.) 'DOUGLAS 1969'
USC&GS SURVEY CONTROL BRASS DISC
DATUM: NAD 83 POSTON
PROJECTION: NEW MEXICO STATE PLANE
ZONE: CENTRAL
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LONGITUDE: 106°39'5.51996
ELLIPSOIDAL HEIGHT (METERS): 1425.037
GROUND TO GRID FACTOR: 0.999682452
MAPPING ANGLE: -0°13'52.53
NORTHING (US SURVEY FEET) 1505417.495
EASTING (US SURVEY FEET) 1520286.421



DATE: 8-15-08	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 08-1059
REVISIONS: 6-23-09	REVISIONS:	
REVISIONS:	REVISIONS:	

