

VICINITY MAP No. J-13



**LEGAL DESCRIPTION**

LOT LETTERED 'C' OF THE SHELL SUBDIVISION NO. ONE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1969, IN PLAT BOOK C7, FOLIO 58 TOGETHER WITH THAT PORTION OF VACATED WILLIS PLACE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '14-J13' HAVING NEW MEXICO STATE PLANE COORDINATE OF X=1,514,405.693 AND Y=1,490,158.066 (CENTRAL ZONE, NAD 1983) BEARS N. 09 DEG. 29' 02" E., A DISTANCE OF 202.71 FEET RUNNING THENCE S. 55 DEG. 40' 45" E., A DISTANCE OF 117.70 FEET TO AN ANGLE POINT; THENCE N. 34 DEG. 19' 16" E., A DISTANCE OF 21.73 FEET TO AN ANGLE POINT; THENCE S. 55 DEG. 00' 10" E., A DISTANCE OF 162.89 FEET TO THE NORTHEAST CORNER; THENCE S. 10 DEG. 06' 41" W., A DISTANCE OF 131.52 FEET TO THE SOUTHWEST CORNER; THENCE N. 79 DEG. 10' 53" W., A DISTANCE OF 241.24 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD, THENCE N 04 DEG. 20' 15" E A DISTANCE OF 226.68 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.0361 ACRES MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:  
**A. Public Service Company of New Mexico ("PNM"),** a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
**B. New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
**C. Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
**D. Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PLAT OF  
 LOT C-1  
 SHELL SUBDIVISION No. 1**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2012

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

~~PNM ELECTRIC SERVICES PUBLIC SERVICE COMPANY OF NEW MEXICO~~ DATE \_\_\_\_\_

~~PNM GAS SERVICES New Mexico Gas Company~~ DATE 6/4/2012

QWEST TELECOMMUNICATIONS/DBA CENTURY LINK DATE \_\_\_\_\_

Comcast DATE 06-10-12

N/A DATE \_\_\_\_\_

**CITY APPROVALS:**

[Signature] DATE 6/12/12

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE \_\_\_\_\_

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

ABCWUA DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT DATE \_\_\_\_\_

AMAFCA DATE \_\_\_\_\_

CITY ENGINEER DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

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

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 BERNALILLO COUNTY 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 31st DAY OF May 2012.

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



**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT C SHELL ADDITION WITH VACATED WILLIS PLACE AND GRANT ANY EASEMENTS AS SHOWN.

**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: 1.0361 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MARCH, 2008
- CURRENT ZONING: \_\_\_\_\_
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- THE 37' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS C-1, 7-A AND 8-A AND TRACTS 145-A AND 145-B M.R.G.C.D. MAP No. 38 AND IS TO BE MAINTAINED BY LOT C-1

**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 ALL EASEMENTS 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.

[Signature] DATE 06-04-12  
 ALBUQUERQUE LAND AND DEVELOPMENT LLC  
 MARK CUMBOW

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 4th DAY OF June 2012

BY: Mark Cumbow  
 OWNERS NAME

MY COMMISSION EXPIRES: 6-24-14 BY: Laura L. Juarez  
 NOTARY PUBLIC

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

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

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



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[Signature] DATE 06/07/12  
 PULMAN INVESTMENT LLC  
 CHRIS DIGREGORY MANAGING MEMBER

[Signature] DATE 06-04-12  
 PULMAN INVESTMENT LLC  
 MARK CUMBOW MANAGING MEMBER

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

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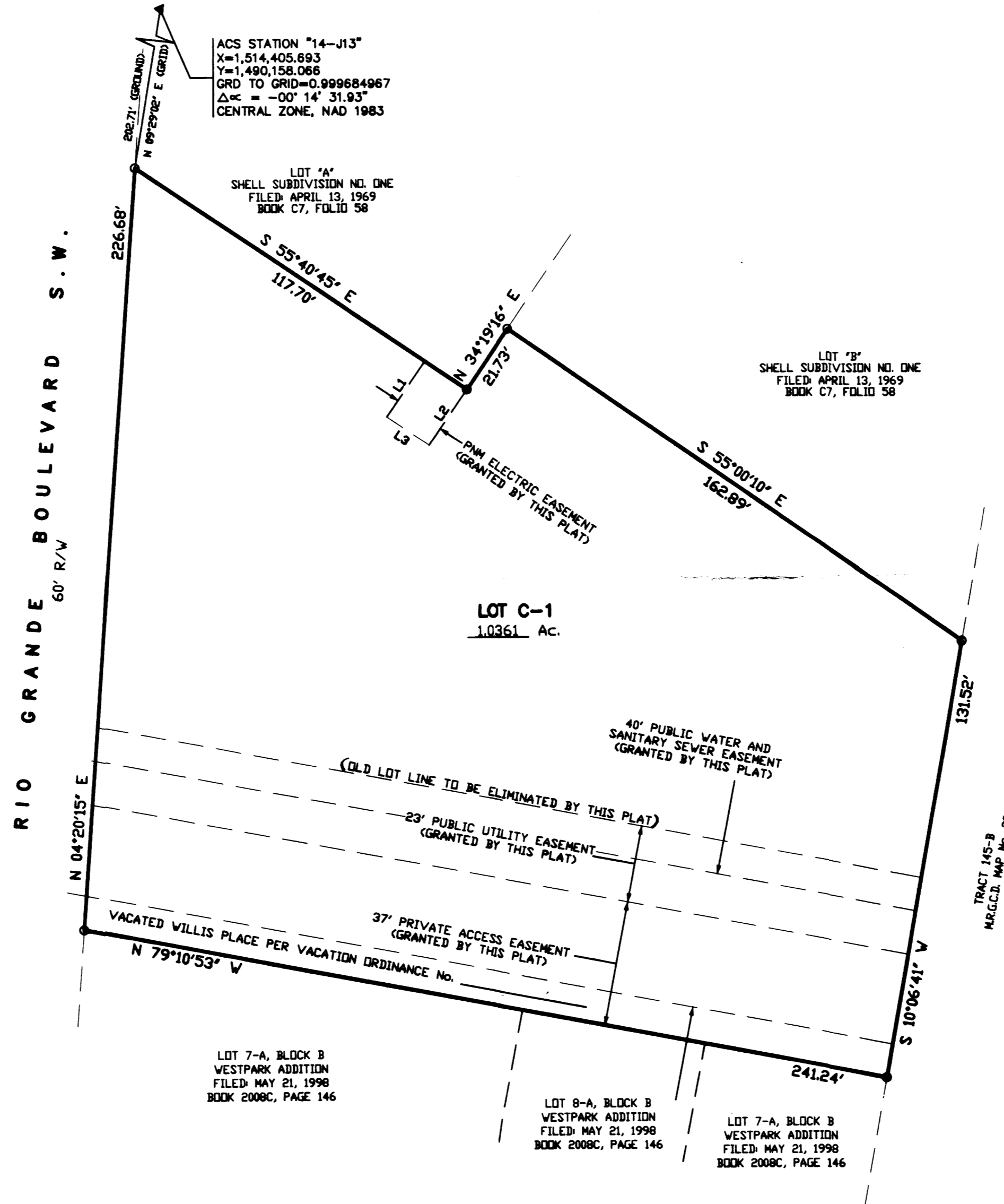
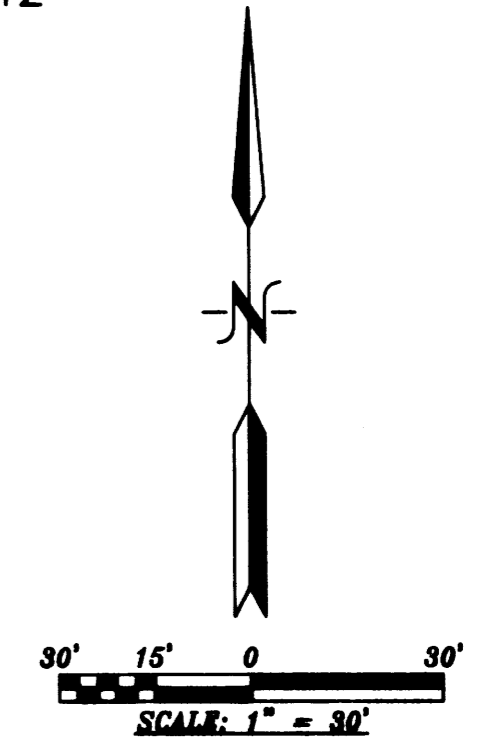
BY: Chris DiGregory  
 OWNERS NAME

MY COMMISSION EXPIRES: 6-24-14 BY: Laura L. Juarez  
 NOTARY PUBLIC



# PLAT OF LOT C-1 SHELL SUBDIVISION No. 1

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2012



ACS STATION "14-J13"  
X=1,514,405.693  
Y=1,490,158.066  
GRD TO GRID=0.999684967  
Δc = -00° 14' 31.93"  
CENTRAL ZONE, NAD 1983

LOT "A"  
SHELL SUBDIVISION NO. ONE  
FILED: APRIL 13, 1969  
BOOK C7, FOLIO 58

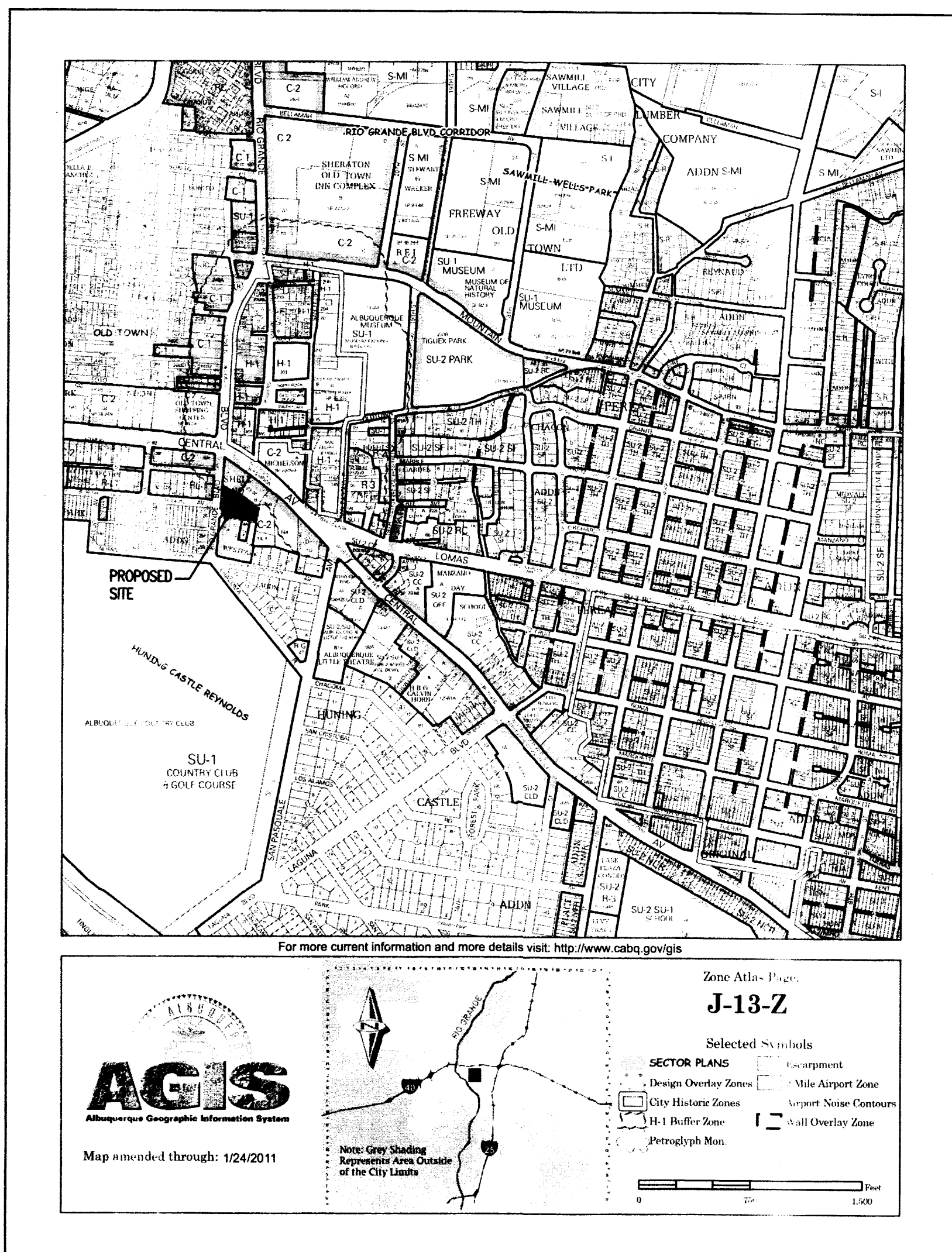
LOT "B"  
SHELL SUBDIVISION NO. ONE  
FILED: APRIL 13, 1969  
BOOK C7, FOLIO 58

LOT C-1  
1.0361 AC.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 34°19'15" W	20.00'
L2	S 34°19'15" W	20.00'
L3	S 55°40'45" E	15.00'

RE WILLIS PLACE.DWG (MARCH, 2008)



ZONING: R-2  
 LOT SIZE: 1.036 ACRES, 45,133 SF

1st LEVEL FLOOR PLAN  
 2-BEDROOMS 11 x 1,090 S.F. = 11,990 S.F. (HEATED AREA)  
 1-BEDROOMS 2 x 732 S.F. = 1,464 S.F. (HEATED AREA)  
 1st FLOOR TOTAL HEATED AREA = 13,454 S.F.

2nd LEVEL FLOOR PLAN  
 2-BEDROOMS 9 x 1,083 S.F. = 9,747 S.F. (HEATED AREA)  
 1-BEDROOMS 8 x 737 (AVG.) S.F. = 5,896 S.F. (HEATED AREA)  
 2nd FLOOR TOTAL HEATED AREA = 15,643 S.F.

TOTAL (1st & 2nd FLOOR) = 29,097 S.F. (HEATED AREA)

DENSITY  
 30 DWELLING UNITS ALLOWED  
 30 DWELLING UNITS PROVIDED

FLOOR AREA RATIO R-2 ZONING  
 LOT AREA 1.036 ACRES = 45,133 S.F./2 = 22,567 S.F. ALLOWABLE  
 S.F. PROVIDED = 29,097 S.F. (VARIANCE REQUIRED)

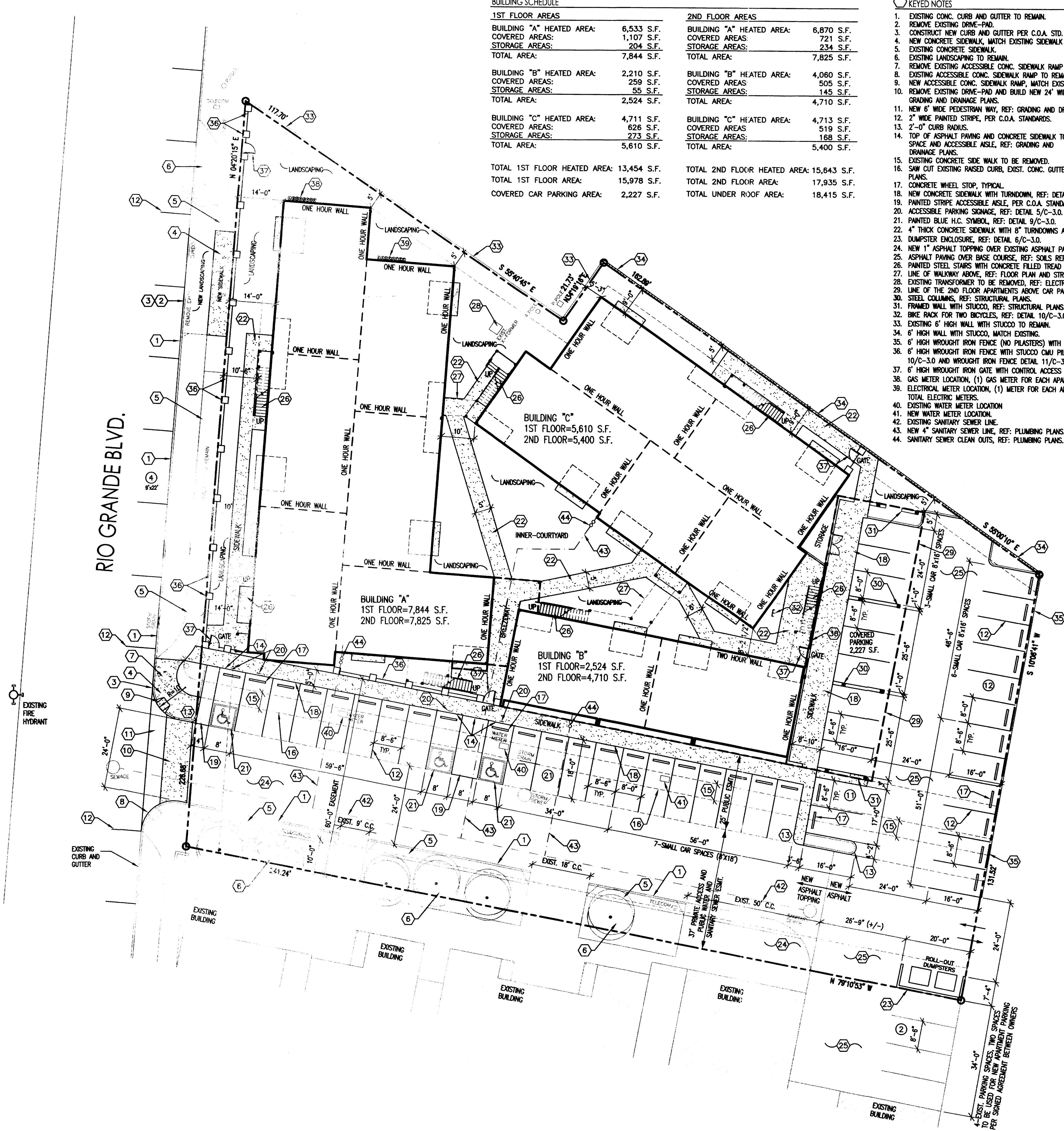
USABLE OPEN SPACE  
 2 BR AT 500 S.F./EACH = 10,000 S.F. REQUIRED  
 1 BR AT 400 S.F./EACH = 4,000 S.F. REQUIRED  
 TOTAL REQUIRED = 14,000 S.F.  
 S.F. PROVIDED = 15,077.30 S.F.

PARKING REQUIRED:  
 REQUIRED: 2 BR = 40 SPACES AT 2/UNIT  
 1 BR = 15 SPACES AT 1.5/UNIT  
 55 REQUIRED  
 5.5 BUS STOP REDUCTION 10%  
 50 REQUIRED

50 x .33 SMALL CARS ALLOWED = 16  
 PROVIDED: 16 SMALL CAR SPACES  
 30 REGULAR SPACES (3 HC SPACES INCL)  
 4 STREET SPACES  
 50 SPACES PROVIDED

SETBACKS:  

	REQUIRED	PROVIDED
FRONT (SOUTH)	20'	60'
STREET SIDE	10'	10'
REAR (NORTH)	15'	5' (VARIANCE REQUIRED)
SIDE	5'	38.5'



**BUILDING SCHEDULE**

1ST FLOOR AREAS		2ND FLOOR AREAS	
BUILDING "A" HEATED AREA:	6,533 S.F.	BUILDING "A" HEATED AREA:	6,870 S.F.
COVERED AREAS:	1,107 S.F.	COVERED AREAS:	721 S.F.
STORAGE AREAS:	204 S.F.	STORAGE AREAS:	234 S.F.
TOTAL AREA:	7,844 S.F.	TOTAL AREA:	7,825 S.F.
BUILDING "B" HEATED AREA:	2,210 S.F.	BUILDING "B" HEATED AREA:	4,060 S.F.
COVERED AREAS:	259 S.F.	COVERED AREAS:	505 S.F.
STORAGE AREAS:	55 S.F.	STORAGE AREAS:	145 S.F.
TOTAL AREA:	2,524 S.F.	TOTAL AREA:	4,710 S.F.
BUILDING "C" HEATED AREA:	4,711 S.F.	BUILDING "C" HEATED AREA:	4,713 S.F.
COVERED AREAS:	626 S.F.	COVERED AREAS:	519 S.F.
STORAGE AREAS:	273 S.F.	STORAGE AREAS:	168 S.F.
TOTAL AREA:	5,610 S.F.	TOTAL AREA:	5,400 S.F.
TOTAL 1ST FLOOR HEATED AREA:	13,454 S.F.	TOTAL 2ND FLOOR HEATED AREA:	15,643 S.F.
TOTAL 1ST FLOOR AREA:	15,978 S.F.	TOTAL 2ND FLOOR AREA:	17,935 S.F.
COVERED CAR PARKING AREA:	2,227 S.F.	TOTAL UNDER ROOF AREA:	18,415 S.F.

**KEYED NOTES**

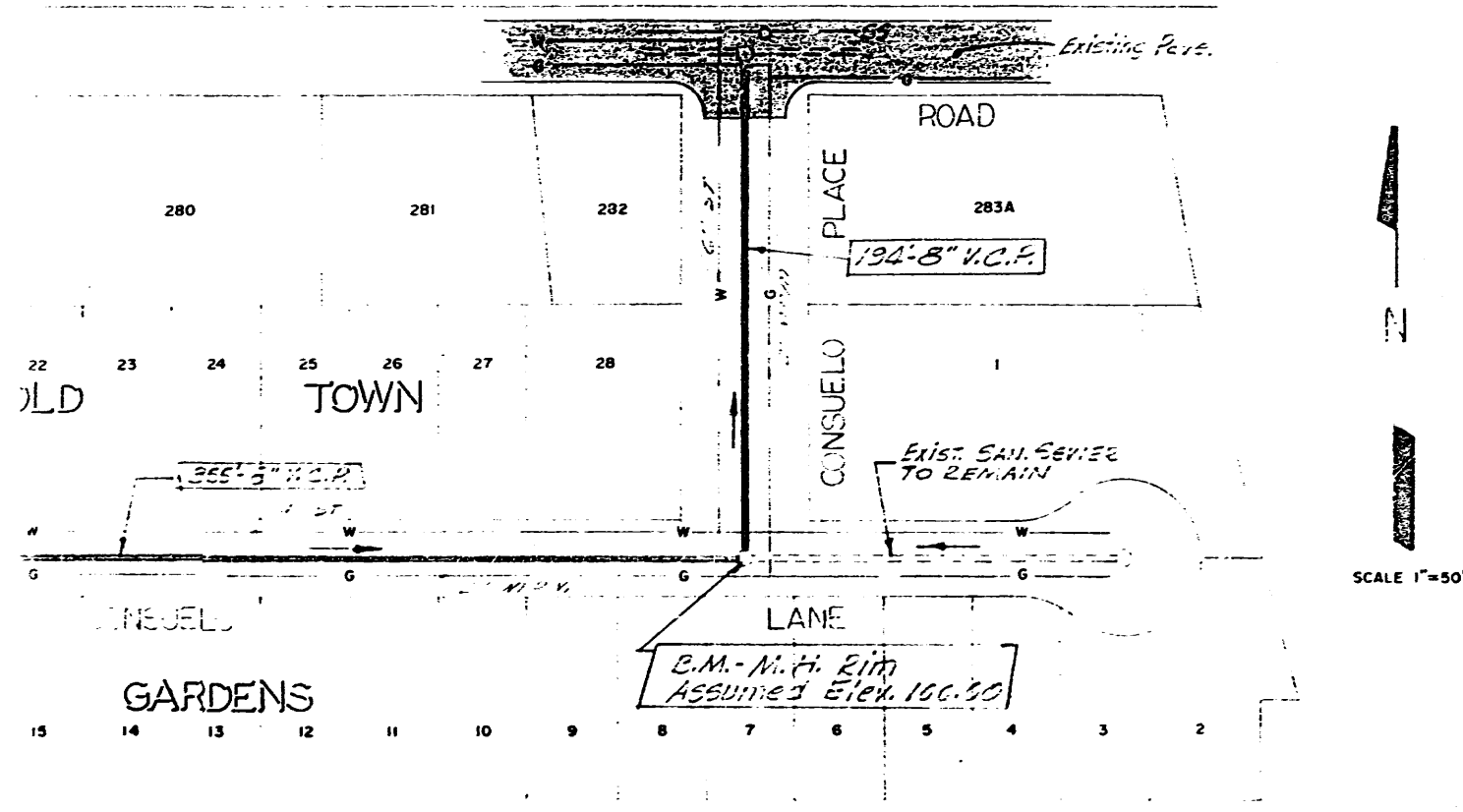
- EXISTING CONC. CURB AND GUTTER TO REMAIN.
- REMOVE EXISTING DRIVE-PAD.
- CONSTRUCT NEW CURB AND GUTTER PER C.O.A. STD. DRAWING 2415A.
- NEW CONCRETE SIDEWALK, MATCH EXISTING SIDEWALK AND C.O.A. DRAWING 2430.
- EXISTING CONCRETE SIDEWALK.
- EXISTING LANDSCAPING TO REMAIN.
- REMOVE EXISTING ACCESSIBLE CONC. SIDEWALK RAMP AND PART OF SIDEWALK AS REQUIRED.
- EXISTING ACCESSIBLE CONC. SIDEWALK RAMP TO REMAIN.
- NEW ACCESSIBLE CONC. SIDEWALK RAMP, MATCH EXISTING ACCESSIBLE RAMP.
- REMOVE EXISTING DRIVE-PAD AND BUILD NEW 24" WIDE DRIVE-PAD PER C.O.A. DWG. 2425, REF: GRADING AND DRAINAGE PLANS.
- NEW 6" WIDE PEDESTRIAN WAY, REF: GRADING AND DRAINAGE PLANS.
- 2" WIDE PAINTED STRIPE, PER C.O.A. STANDARDS.
- 2"-0" CURB RADIUS.
- TOP OF ASPHALT PAVING AND CONCRETE SIDEWALK TO BE FLUSH, AT ACCESSIBLE PARKING SPACE AND ACCESSIBLE ASLE, REF: GRADING AND DRAINAGE PLANS.
- EXISTING CONCRETE SIDE WALK TO BE REMOVED.
- SAW CUT EXISTING RAISED CURB, EXIST. CONC. GUTTER TO REMAIN, REF: GRADING AND DRAINAGE PLANS.
- CONCRETE WHEEL STOP, TYPICAL.
- NEW CONCRETE SIDEWALK WITH TURNDOWN, REF: DETAIL 2/C-3.0.
- PAINTED STRIPE ACCESSIBLE ASLE, PER C.O.A. STANDARDS.
- ACCESSIBLE PARKING SIGNAGE, REF: DETAIL 5/C-3.0.
- PAINTED BLUE H.C. SYMBOL, REF: DETAIL 9/C-3.0.
- 4" THICK CONCRETE SIDEWALK WITH 8" TURNDOWNS AT EDGES, REF: DETAIL 3/C-3.0.
- DUMPSTER ENCLOSURE, REF: DETAIL 6/C-3.0.
- NEW 1" ASPHALT TOPPING OVER EXISTING ASPHALT PAVING.
- ASPHALT PAVING OVER BASE COURSE, REF: SOILS REPORT FOR SPECIFICATIONS.
- PAINTED STEEL STAIRS WITH CONCRETE FILLED TREAD PANS, REF: STRUCTURAL PLANS.
- LINE OF WALKWAY ABOVE, REF: FLOOR PLAN AND STRUCTURAL PLANS.
- EXISTING TRANSFORMER TO BE REMOVED, REF: ELECTRICAL PLANS.
- LINE OF THE 2ND FLOOR APARTMENTS ABOVE CAR PARKING SPACES, REF: 2ND FLOOR PLANS.
- STEEL COLUMNS, REF: STRUCTURAL PLANS.
- FRAMED WALL WITH STUCCO, REF: STRUCTURAL PLANS.
- BIKE RACK FOR TWO BICYCLES, REF: DETAIL 10/C-3.0.
- EXISTING 6" HIGH WALL WITH STUCCO TO REMAIN.
- 6" HIGH WALL WITH STUCCO, MATCH EXISTING.
- 6" HIGH WROUGHT IRON FENCE (NO PILASTERS) WITH 3" SQUARE POSTS REF: DETAIL 11/C-3.0.
- 6" HIGH WROUGHT IRON FENCE WITH STUCCO CMU PILASTERS AT 10'-0" O.C. REF: DETAIL 10/C-3.0 AND WROUGHT IRON FENCE DETAIL 11/C-3.0 (WITH OUT SQUARE POSTS).
- 6" HIGH WROUGHT IRON GATE WITH CONTROL ACCESS HARDWARE.
- GAS METER LOCATION, (1) GAS METER FOR EACH APARTMENT, 30 GAS METERS TOTAL.
- ELECTRICAL METER LOCATION, (1) METER FOR EACH APARTMENT, AND (1) HOUSE METER, (31) TOTAL ELECTRIC METERS.
- EXISTING WATER METER LOCATION.
- NEW WATER METER LOCATION.
- EXISTING SANITARY SEWER LINE.
- NEW 4" SANITARY SEWER LINE, REF: PLUMBING PLANS.
- SANITARY SEWER CLEAN OUTS, REF: PLUMBING PLANS.

**LEGAL DESCRIPTION**  
 LOT C-1 SHELBY SUBDIVISION NO. 1  
 WITHIN TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 13, TOWNSHIP 13 NORTH,  
 RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNILLO COUNTY NEW MEXICO

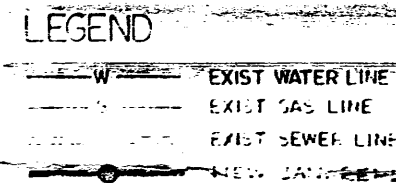
PUEBLO VIEJO APARTMENTS  
 SITE PLAN  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT # 1158

REVISION DATE
DATE 06-27-2012
SHEET NUMBER C-1.0

**SITE PLAN**  
 1/16" = 1'-0"



FOR CHECK  
TO BE  
SERVICE



58131

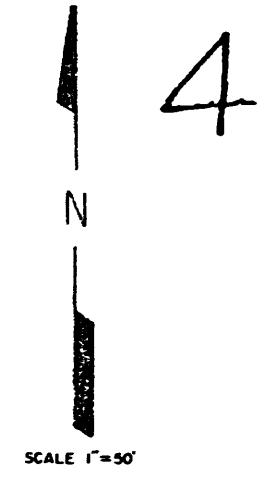
MAP NO. J135  
SAS:07-59

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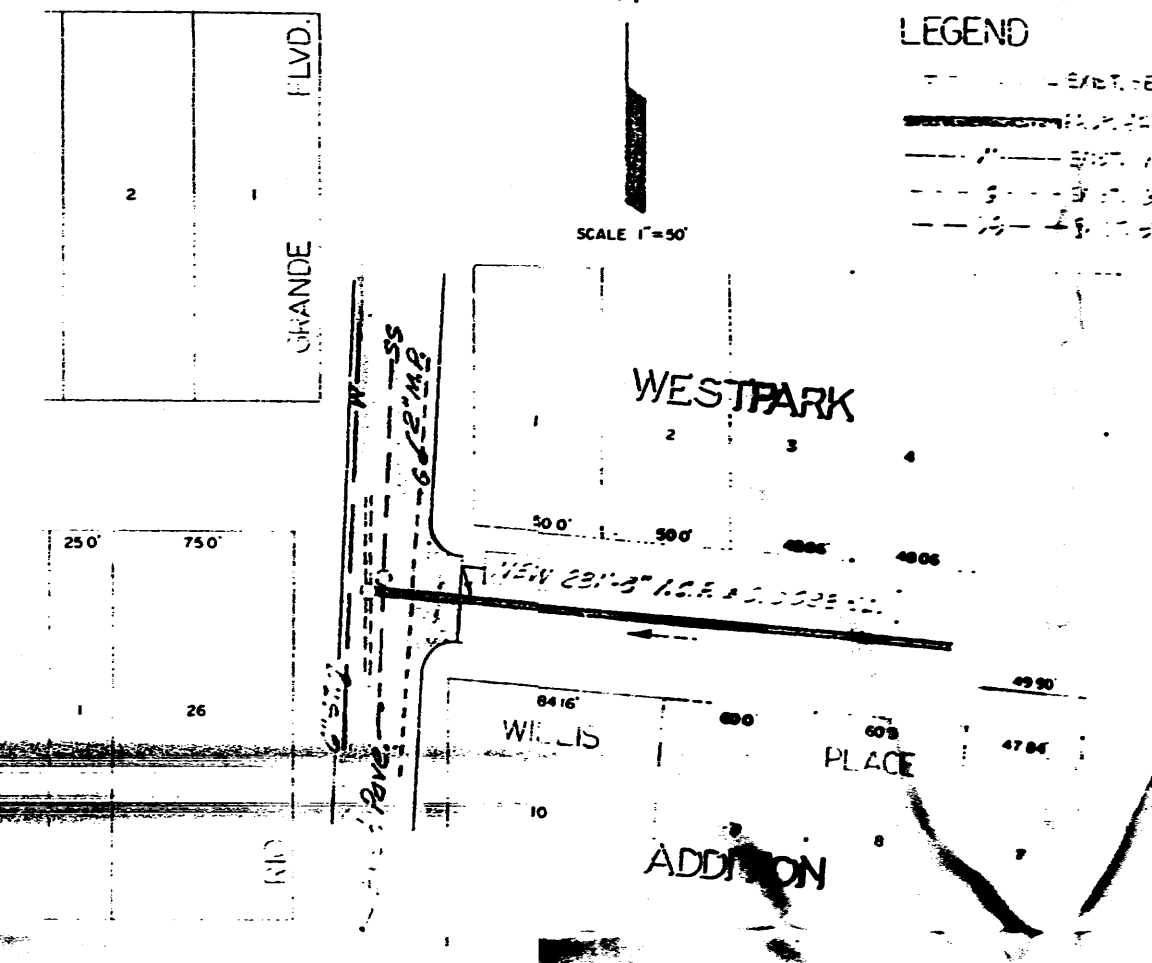
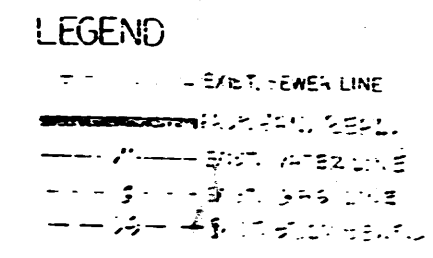
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

**SAN SEWER REPLACEMENTS  
FOR P.D. #171**

DESIGNED BY DATE 11/09	APPROVED BY DATE 12/17/09	AS BUILT DRAWN DATE
SHEET NO. <b>MW-394</b>		



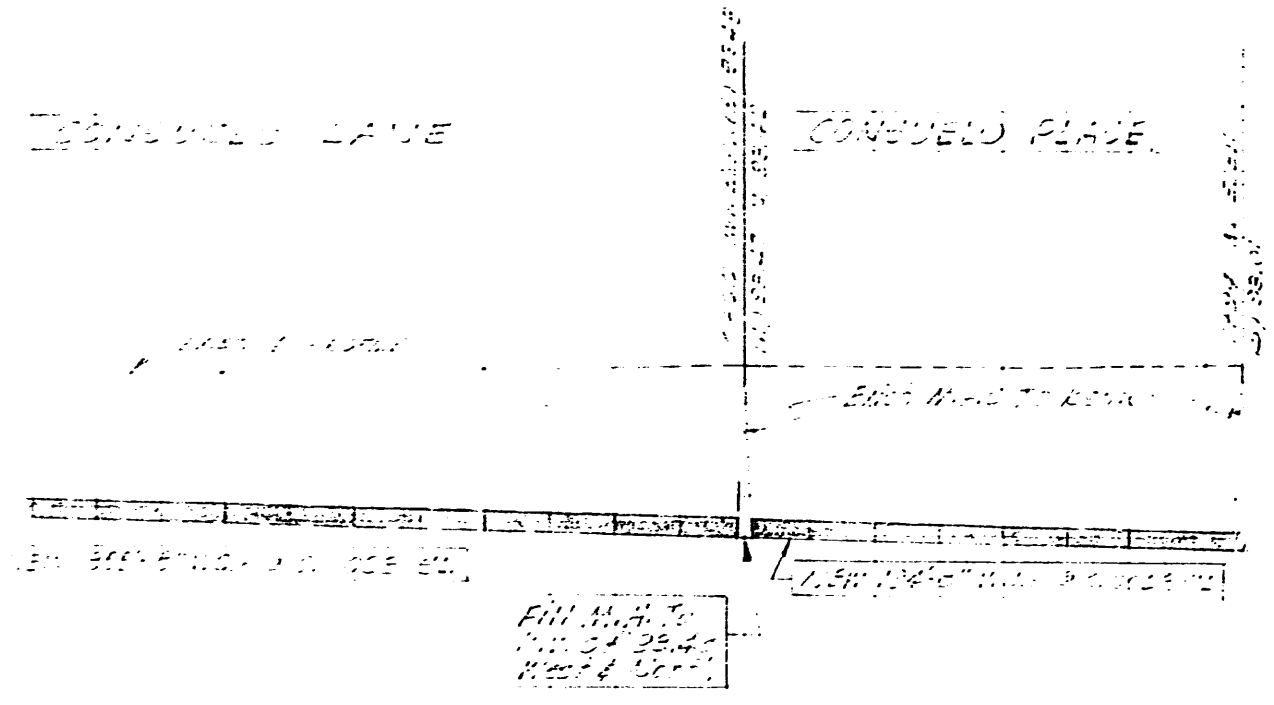
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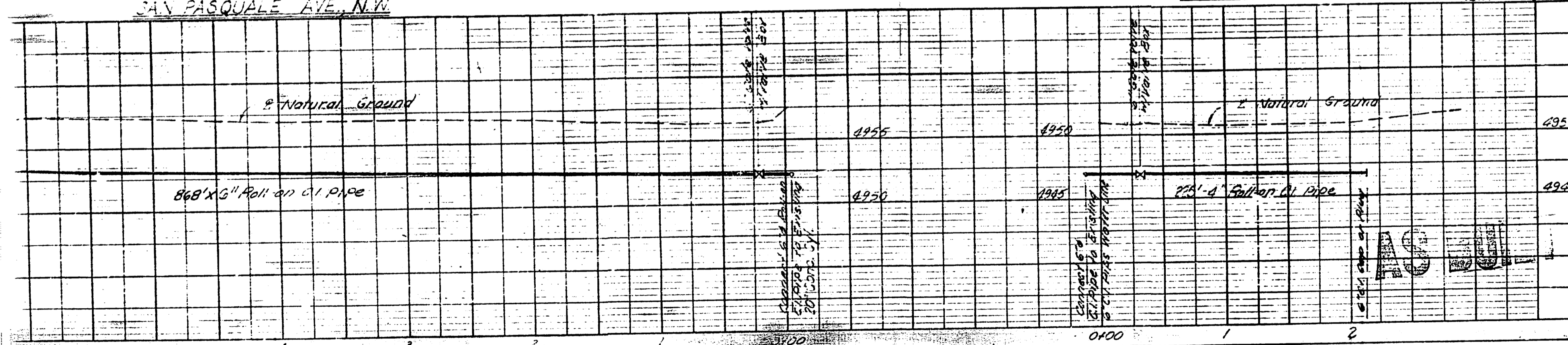
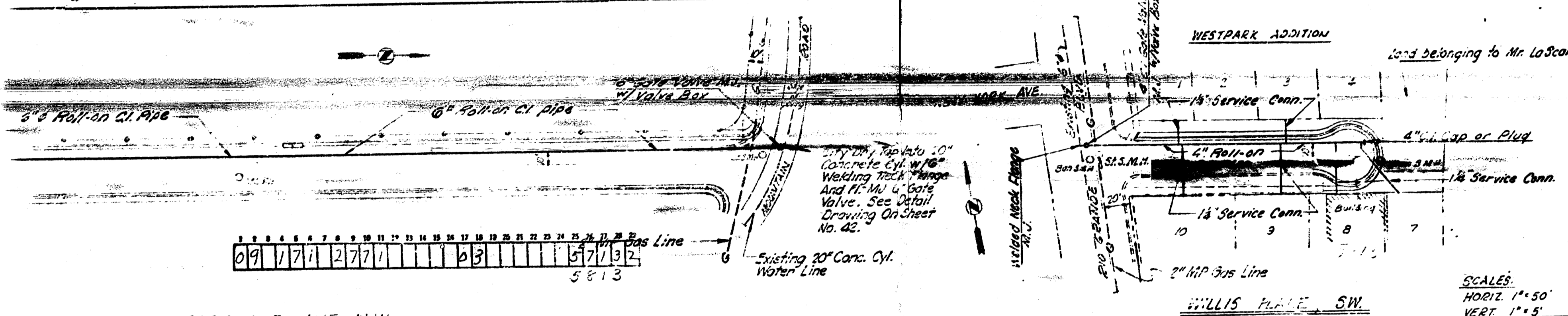
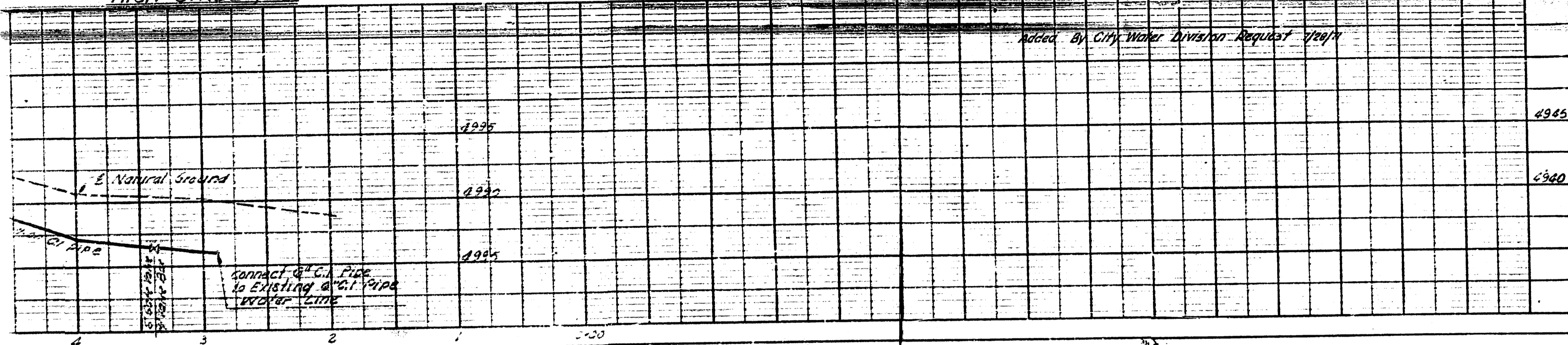
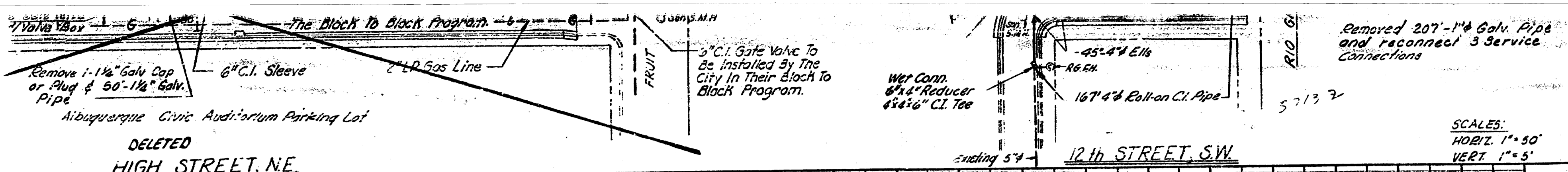
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HORIZ SCALE 1"=50'  
VERT SCALE 1"=5'

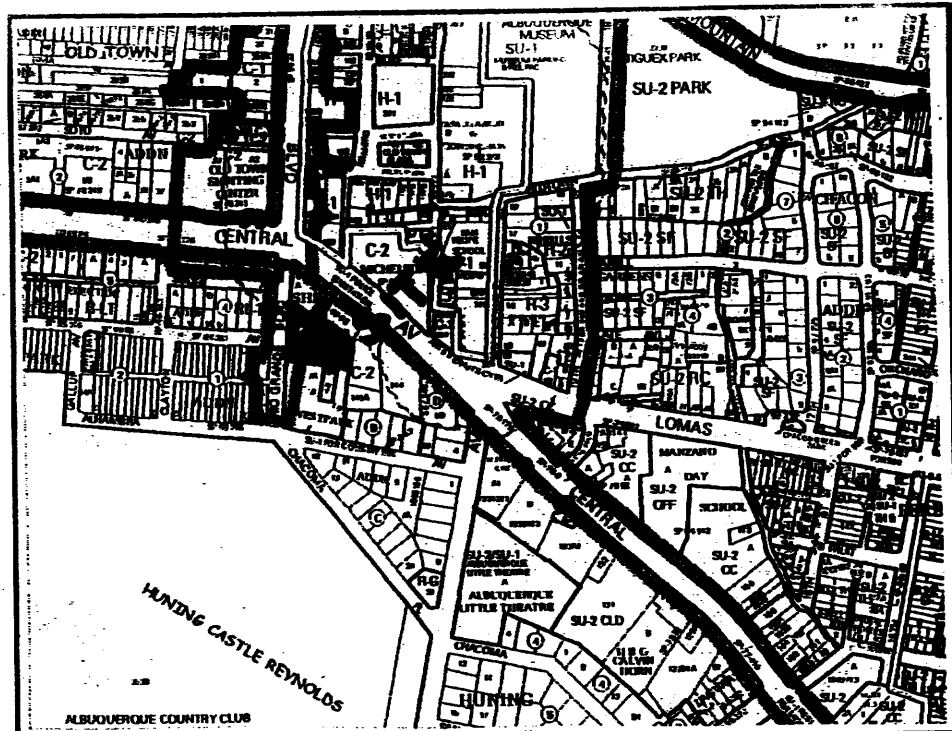
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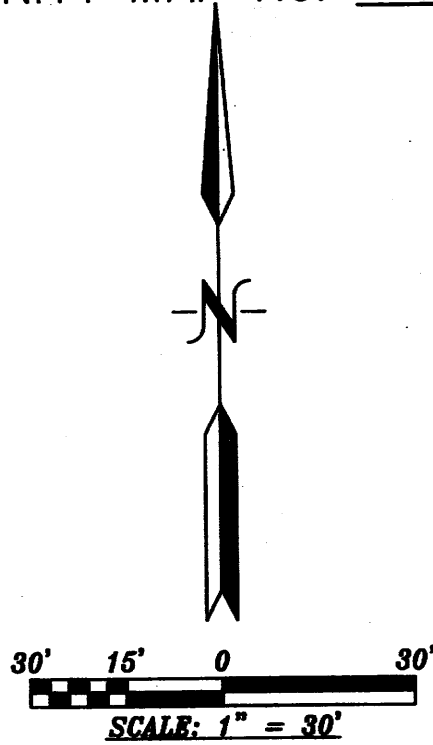
MW-394



03



VICINITY MAP No. J-13



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- TALOS LOG NO. 2008019635
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- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
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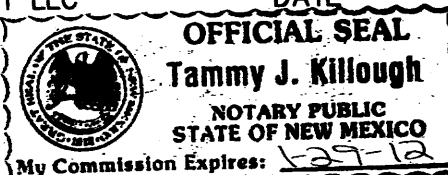
ALBUQUERQUE LAND AND DEVELOPMENT LLC  
MARK CUMBOW

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 7 DAY OF April 2008

BY: Mark Cumbow  
OWNERS NAME

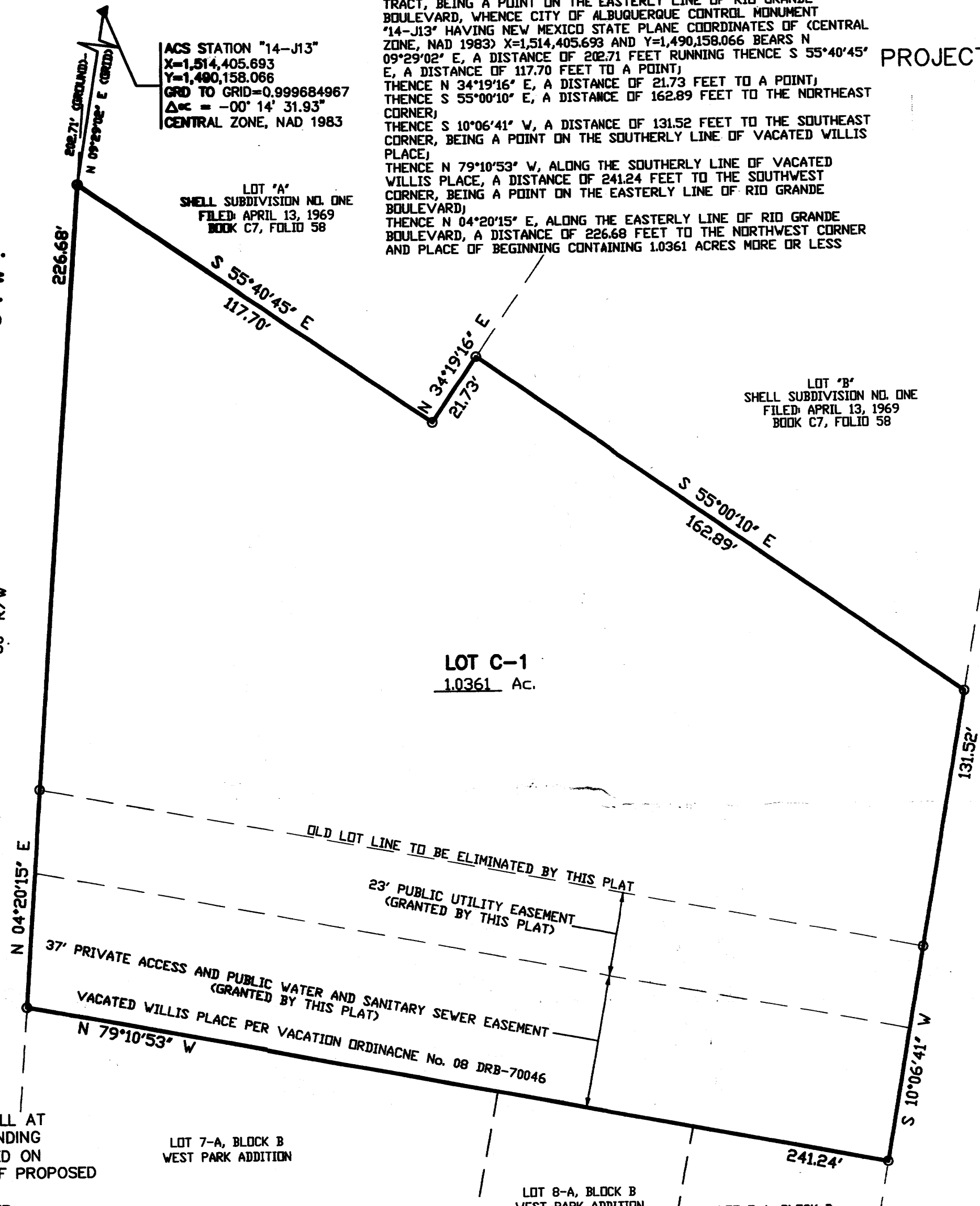
MY COMMISSION EXPIRES: 1-29-12 BY: Tammy J. Killough  
NOTARY PUBLIC



**LEGAL DESCRIPTION**

LOT LETTERED 'C' OF THE SHELL SUBDIVISION No. ONE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1969, IN PLAT BOOK C7, FOLIO 58 TOGETHER WITH VACATED WILLIS PLACE ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '14-J13' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,514,405.693 AND Y=1,490,158.066 BEARS N 09°29'02" E, A DISTANCE OF 202.71 FEET RUNNING THENCE S 55°40'45" E, A DISTANCE OF 117.70 FEET TO A POINT;  
THENCE N 34°19'16" E, A DISTANCE OF 21.73 FEET TO THE NORTHEAST CORNER;  
THENCE S 55°00'10" E, A DISTANCE OF 162.89 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF VACATED WILLIS PLACE;  
THENCE N 79°10'53" W, ALONG THE SOUTHERLY LINE OF VACATED WILLIS PLACE, A DISTANCE OF 241.24 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD;  
THENCE N 04°20'15" E, ALONG THE EASTERLY LINE OF RIO GRANDE BOULEVARD, A DISTANCE OF 226.68 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.0361 ACRES MORE OR LESS

RIO GRANDE BOULEVARD S.W.  
60' R/W



ACS STATION "14-J13"  
X=1,514,405.693  
Y=1,490,158.066  
GRID TO GRID=0.999684967  
Δκ = -00° 14' 31.93"  
CENTRAL ZONE, NAD 1983

LOT 'A'  
SHELL SUBDIVISION NO. ONE  
FILED APRIL 13, 1969  
BOOK C7, FOLIO 58

LOT 'B'  
SHELL SUBDIVISION NO. ONE  
FILED APRIL 13, 1969  
BOOK C7, FOLIO 58

LOT C-1  
1.0361 Ac.

LOT 7-A, BLOCK B  
WEST PARK ADDITION

LOT 8-A, BLOCK B  
WEST PARK ADDITION

LOT 7-A, BLOCK B  
WEST PARK ADDITION

**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.

Chris Digregory 04/07/08  
PULMAN INVESTMENT LLC  
CHRIS DIGREGORY MANAGING MEMBER DATE

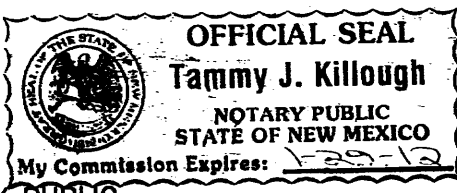
Mark Cumbow 04/07/08  
PULMAN INVESTMENT LLC  
MARK CUMBOW MANAGING MEMBER DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 7 DAY OF April 2008

BY: Chris Digregory & Mark Cumbow  
OWNERS NAME

MY COMMISSION EXPIRES: 1-29-12 BY: Tammy J. Killough  
NOTARY PUBLIC



**PLAT OF  
LOT C-1  
SHELL SUBDIVISION No. 1**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2008

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
CITY SURVEYOR	4-8-08 DATE

*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

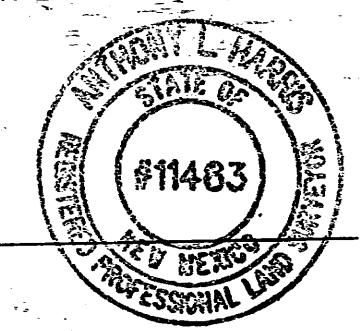
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**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.

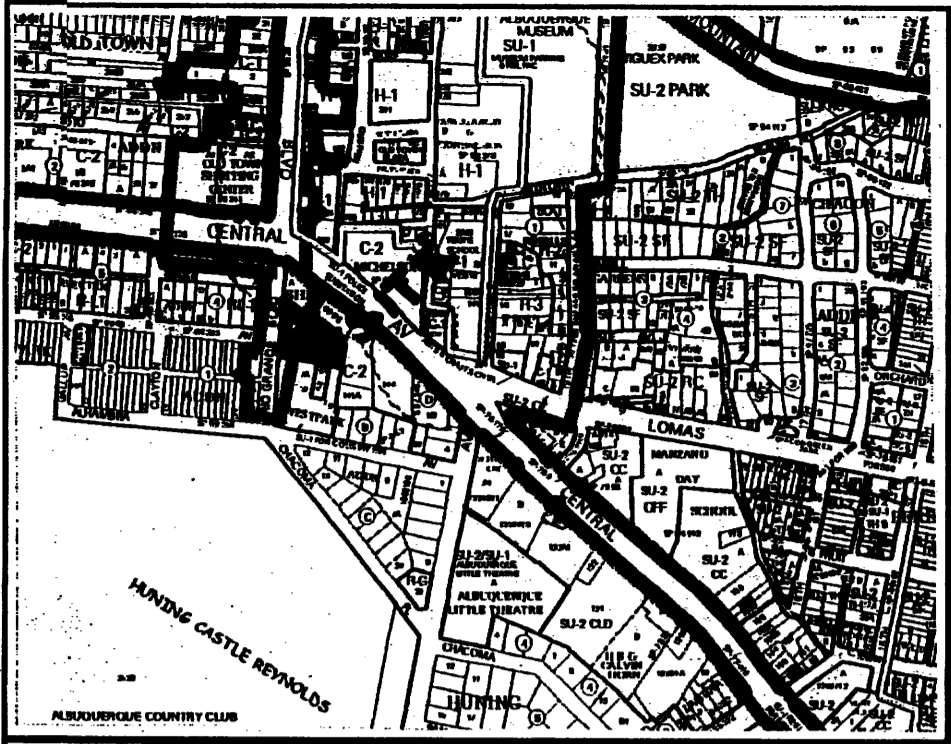
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 7th DAY OF April 2008.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

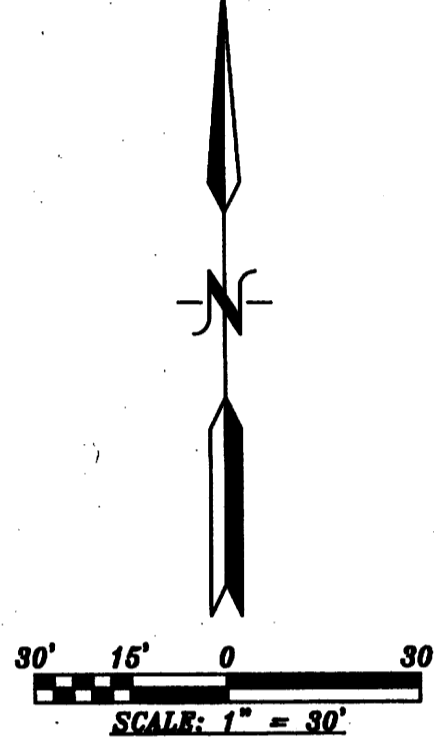


HARRIS SURVEYING, INC.  
4115-B MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645

RE WILLIS PLACE.DWG (MARCH, 2008)



VICINITY MAP No. J-13



**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT C SHELL ADDITION WITH VACATED WILLIS PLACE AND GRANT ANY EASEMENTS AS SHOWN.

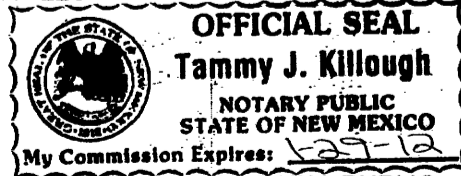
**GENERAL NOTES:**

- 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: 1.0361 ACRES.
- TALOS LOG NO. 2008019635
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MARCH 2008
- CURRENT ZONING: \_\_\_\_\_
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- THE 37' PRIVATE ACCESS AND PUBLIC WATER AND SANITARY SEWER EASEMENT IS FOR THE BENEFIT OF LOTS C-1, 7-A AND 8-A AND TRACTS 145-A AND 145-B M.R.G.C.D: MAP No. 38

**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.

ALBUQUERQUE LAND AND DEVELOPMENT LLC  
MARK CUMBOW



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 7 DAY OF April, 2008

BY: Mark Cumbow  
OWNERS NAME

MY COMMISSION EXPIRES: 1-29-12 BY: Tammy J. Killough

NOTARY PUBLIC

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Chris Digregory 04/07/08  
PULMAN INVESTMENT LLC  
CHRIS DIGREGORY MANAGING MEMBER

Mark Cumbow 04/07/08  
PULMAN INVESTMENT LLC  
MARK CUMBOW MANAGING MEMBER

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 7 DAY OF April, 2008

BY: Chris Digregory & Mark Cumbow  
OWNERS NAME

MY COMMISSION EXPIRES: 1-29-12 BY: Tammy J. Killough

NOTARY PUBLIC

**LEGAL DESCRIPTION**

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BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '14-J13' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,514,405.693 AND Y=1,490,158.066 BEARS N 09°29'02" E, A DISTANCE OF 202.71 FEET RUNNING THENCE S 55°40'45" E, A DISTANCE OF 117.70 FEET TO A POINT;

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THENCE S 10°06'41" W, A DISTANCE OF 131.52 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF VACATED WILLIS PLACE;

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**PLAT OF  
LOT C-1  
SHELL SUBDIVISION No. 1**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2008

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
CITY SURVEYOR <u>[Signature]</u>	DATE <u>4-8-08</u>
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
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DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

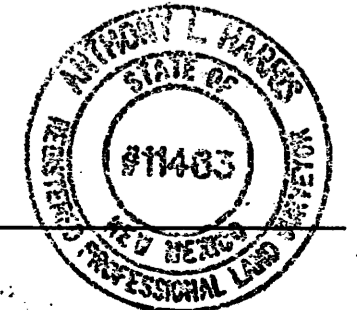
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

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 7th DAY OF April, 2008.

Anthony L. Harris  
ANTHONY L. HARRIS P.S. # 11463

HARRIS SURVEYING, INC.  
1415 S. WASHINGTON STREET, N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8845

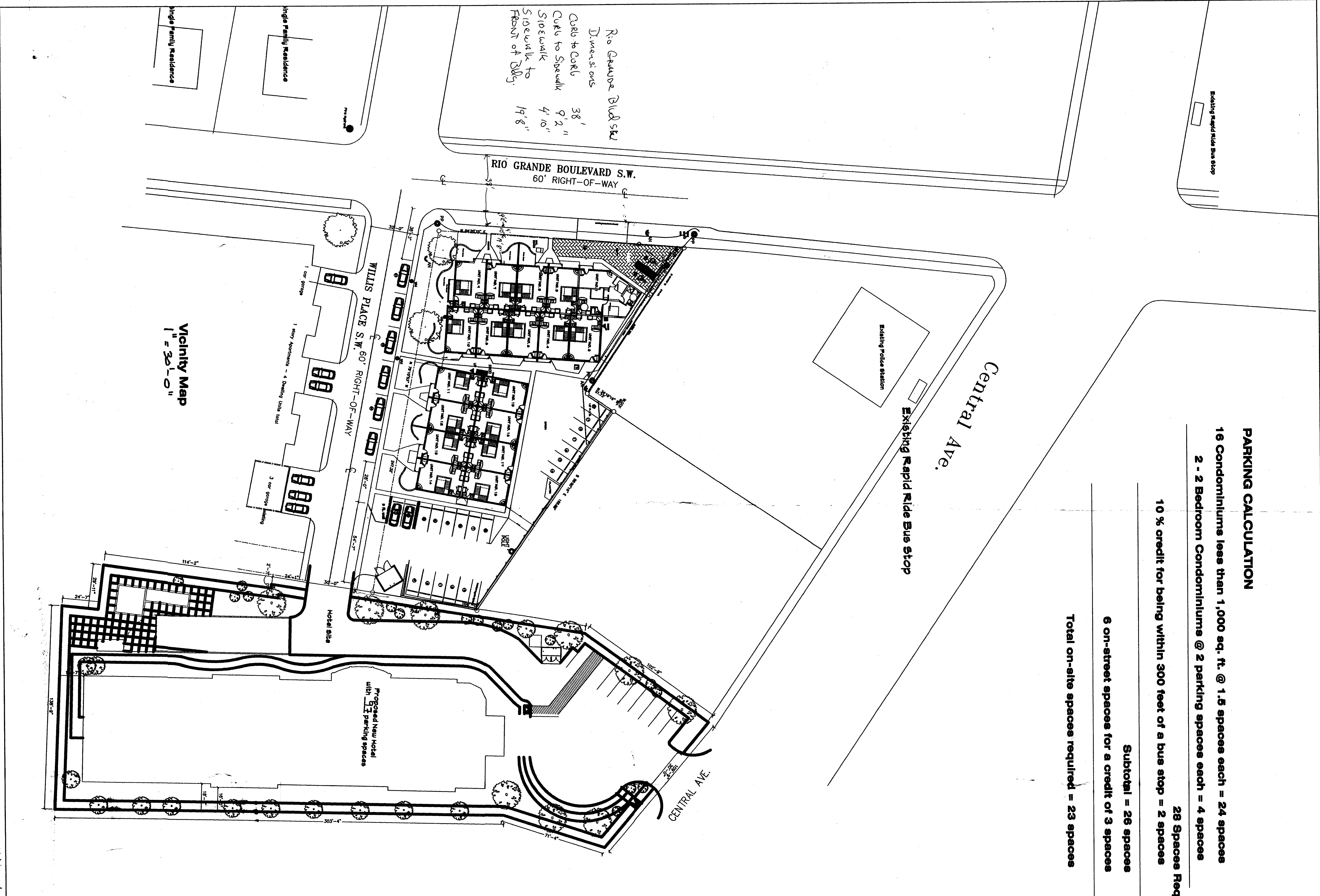


Existing Rapid Ride Bus Stop

**PARKING CALCULATION**

- 16 Condominiums less than 1,000 sq. ft. @ 1.5 spaces each = 24 spaces
- 2 - 2 Bedroom Condominiums @ 2 parking spaces each = 4 spaces
- 28 Spaces Required**
- 10 % credit for being within 300 feet of a bus stop = 2 spaces

Subtotal = 26 spaces  
 6 on-street spaces for a credit of 3 spaces  
**Total on-site spaces required = 23 spaces**



Rio Grande Blvd skid  
 Dimensions

Curb to Curb	38'
Curb to Sidewalk	9'2"
Sidewalk to Front of Bldg.	4'10"
	19'8"

REVISIONS:   	PROJECT NAME: <b>Condominium Remodel</b> Pueblo Viejo Condominiums at Old Town  200 to 234 Rio Grande Blvd., S.W.  Albuquerque, N.M.
	ARCHITECT: <b>CHRIS HARMON</b> REGISTERED ARCHITECT
SCALE: AS SHOWN	DATE: Aug. 15, 2007 DRAWING NO.: TP-1



# ALTA SURVEY

200 RIO GRANDE BOULEVARD S.W.  
ALBUQUERQUE, NEW MEXICO  
JULY 2007

## LEGAL DESCRIPTION

LOT LETTERED "C" OF THE SHELL SUBDIVISION SUBDIVISION NO. ONE, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1969, IN PLAT BOOK C7, FOLIO 58.

CONTAINING 0.6996 ACRES MORE OR LESS.

## REFERENCES

1. UTILITY EASEMENT RESERVED ALONG THE NORTHWESTERLY PORTION OF THE INSURED PREMISES TO A MAXIMUM EXTENT OF TEN (10) FEET IN WIDTH, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1989, IN PLAT BOOK C7, FOLIO 58.

2. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, FILED MARCH 14, 1952 IN BOOK D201, PAGE 320, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (UNPLATTABLE)

3. EASEMENT RESERVED BY THE CITY OF ALBUQUERQUE WHETHER PRIVATELY OR MUNICIPALLY OWNED AS SET FORTH IN COMMISSION ORDINANCE NO. 1416, ADOPTED OCTOBER 7, 1958.

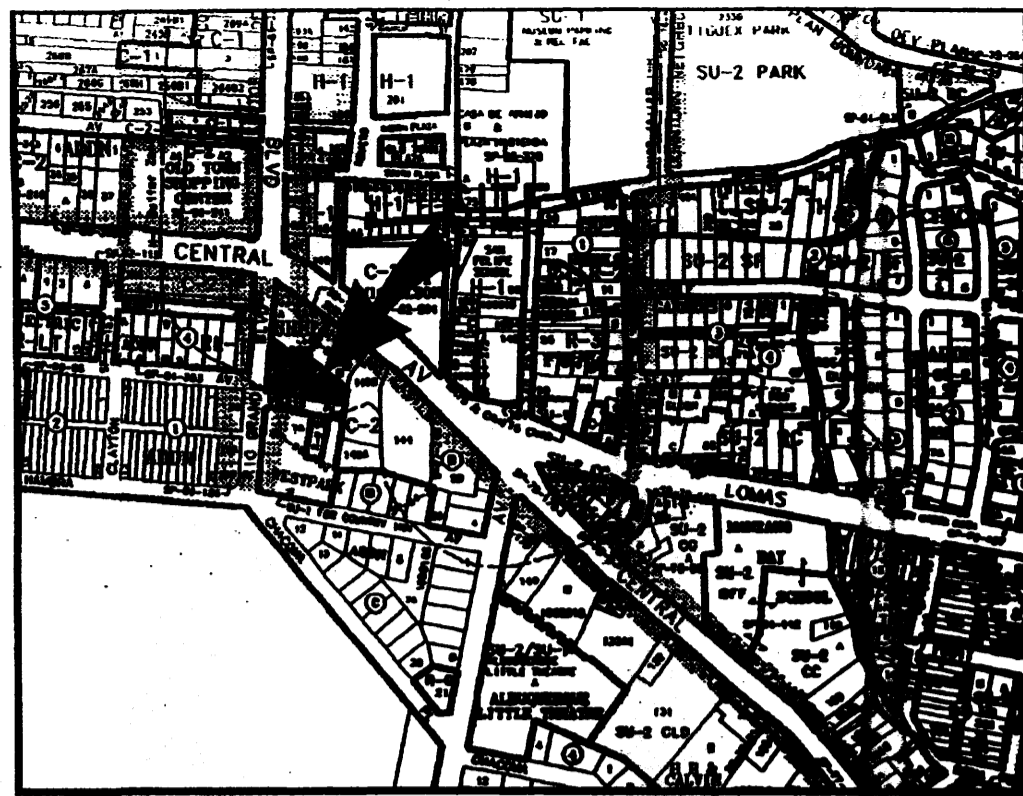
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, FILED JULY 2, 1968 IN BOOK MISC. 107, PAGE 968, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. LANDAMERICA ALBUQUERQUE TITLE COMMITMENT No. 6219002063, DATED MARCH 29, 2007.

6. PLAT OF RECORD: SHELL SUBDIVISION NO. ONE, ALBUQUERQUE, NEW MEXICO FILED ON APRIL 13, 1969, IN PLAT BOOK C7, FOLIO 58.

## NOTES

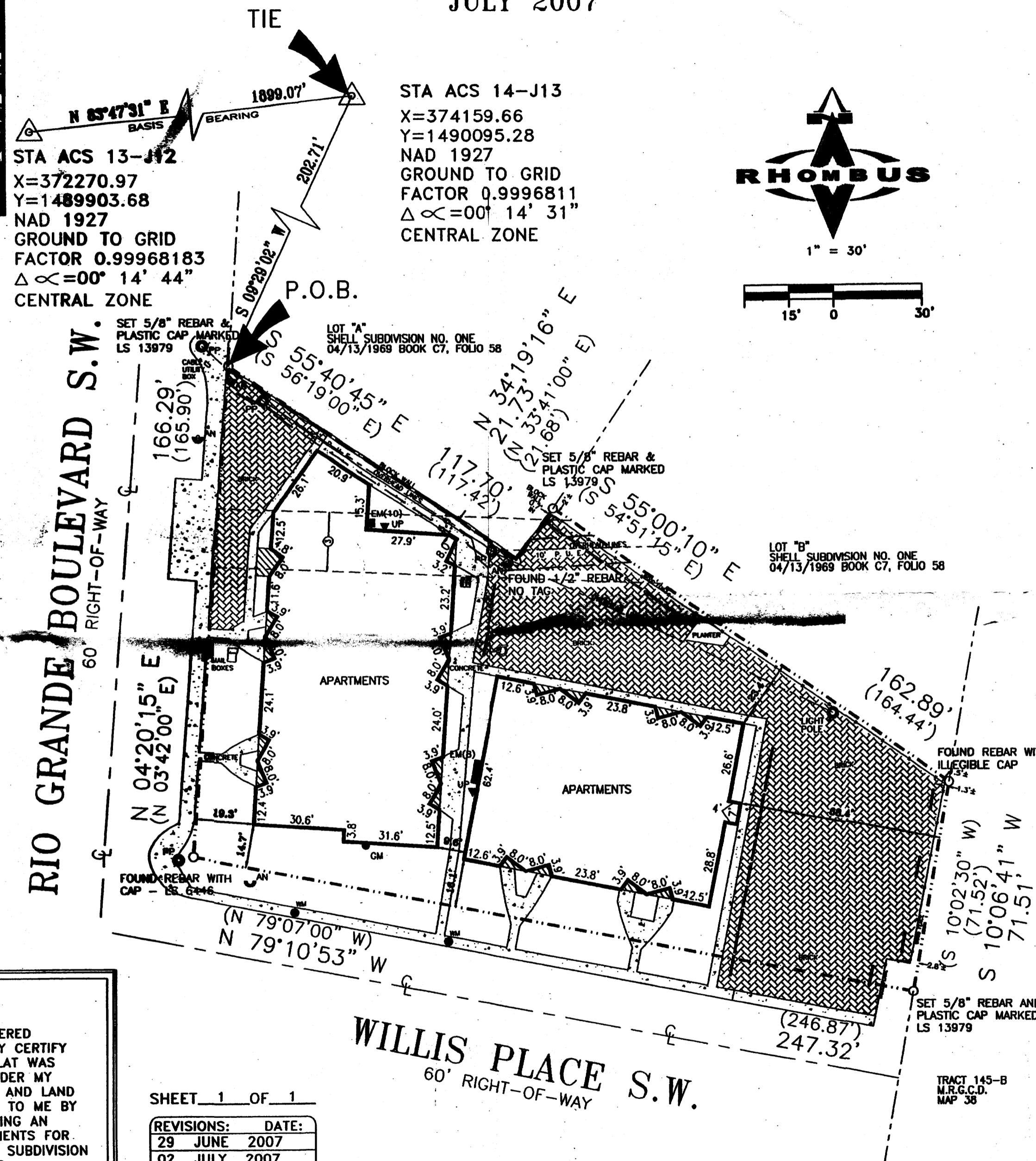
1. THE BASIS OF BEARING IS THE BEARING BETWEEN THE ACS MON 13-J12 AND ACS MON 14-J13.
2. BEARINGS AND DISTANCES IN PARENTHESIS ARE THE SAME AS THOSE ON THE METES & BOUNDS OF ORIGINAL LEGAL DESCRIPTION. ALL OTHERS ARE FIELD MEASUREMENTS.
3. LEGAL DESCRIPTION SHOWN HEREON REPRESENTS THE TRACT BOUNDARY COVERED BY LANDAMERICA ALBUQUERQUE TITLE COMPANY'S COMMITMENT No. 6219002063 AND DRAWN HEREON.
4. THIS SURVEY DOES NOT CREATE NEW LOTS.
5. ALL EASEMENTS SHOWN ARE FROM PLAT OF RECORD.



LOCATION MAP  
ZONE MAP (J-13-Z)  
NOT TO SCALE

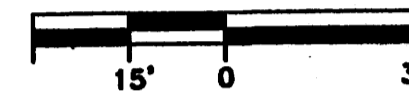
## LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- EASEMENT LINE
- EM ELECTRIC METER
- GM GAS METER
- PP POWER POLE
- AN POWER POLE ANCHOR
- WM WATER METER
- UP TELEPHONE UTILITY PEDESTAL
- TR ELECTRIC TRANSFORMER
- CONCRETE
- BRICK



STA ACS 14-J13  
X=374159.66  
Y=1490095.28  
NAD 1927  
GROUND TO GRID  
FACTOR 0.9996811  
 $\Delta \alpha = 00^\circ 14' 31''$   
CENTRAL ZONE

STA ACS 13-J12  
X=372270.97  
Y=1489903.68  
NAD 1927  
GROUND TO GRID  
FACTOR 0.99968183  
 $\Delta \alpha = 00^\circ 14' 44''$   
CENTRAL ZONE



## SURVEYOR'S CERTIFICATION

I, CLYDE J. KING, A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY TO ALBUQUERQUE LANDAMERICA TITLE COMPANY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY CONDUCTED UNDER MY SUPERVISION; THAT SAID PLAT SHOWS ACCURATE DIMENSIONS AND LAND AREAS; ALL EASEMENTS OF PUBLIC RECORD OR MADE KNOWN TO ME BY THE LAND OWNER, UTILITY COMPANIES OR AGENCIES EXPRESSING AN INTEREST; THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; THAT THE PLAT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO; AND THAT THE SURVEY IS TRUE AND CORRECT.

*Clyde J. King*  
CLYDE J. KING  
NMLS#13979  
DATE 07/02/07  
Revised



SHEET 1 OF 1

REVISIONS:	DATE:
29 JUNE 2007	
02 JULY 2007	

CADD: JOE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR BERNALILLO COUNTY AND UNINCORPORATED AREAS, COMMUNITY PANEL NUMBER 35001C0331 E DATED NOVEMBER 19, 2003.

SUBJECT PROPERTY IS ZONED R-2, RESIDENTIAL ZONE: HOUSES, TOWNHOUSES & HIGH DENSITY APARTMENTS, ACCORDING TO THE CITY OF ALBUQUERQUE ZONING DEPARTMENT.

INDEXING INFORMATION FOR COUNTY OF BERNALILLO

SECTION 13, RANGE 3 EAST, TOWNSHIP 10 NORTH

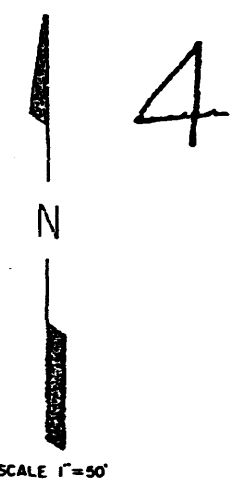
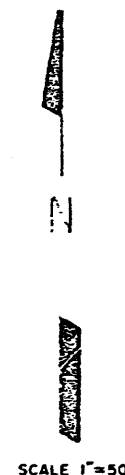
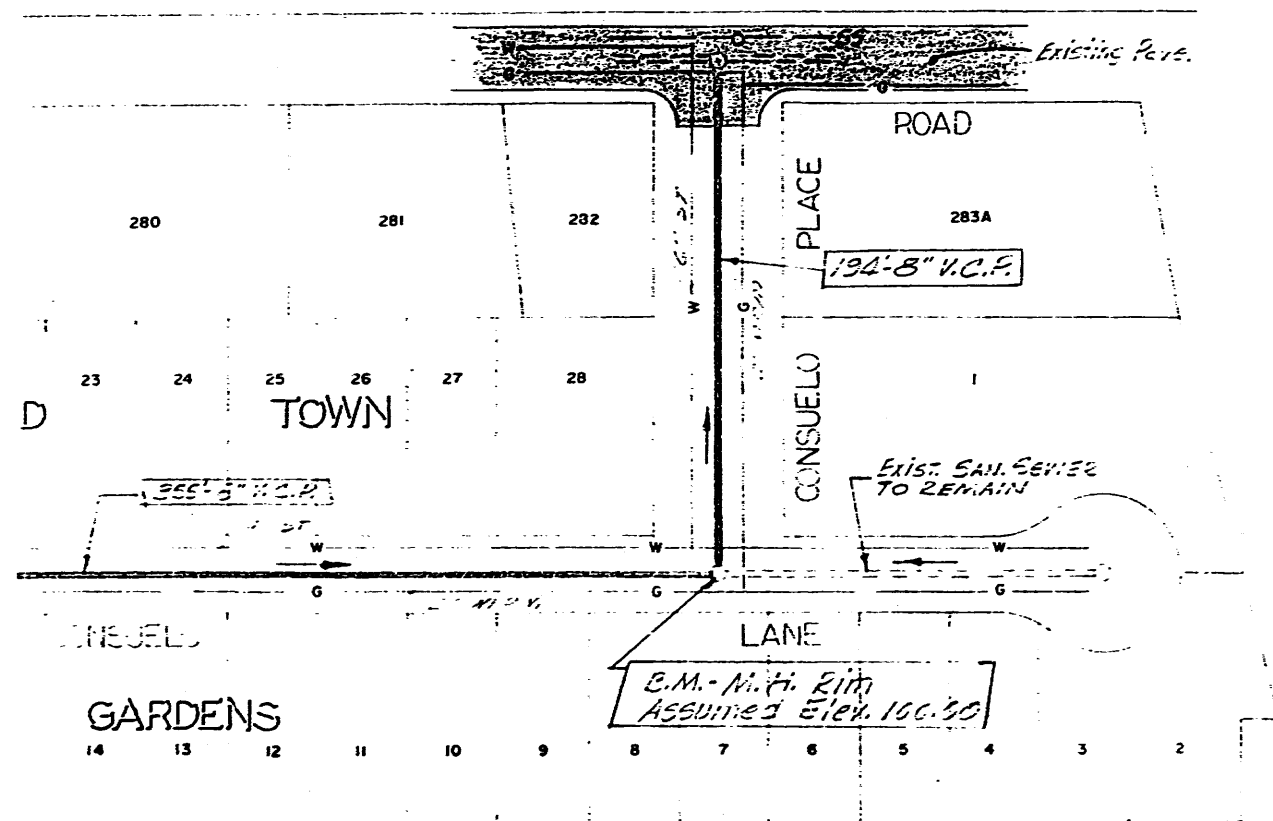
OWNERS: CHRIS DIGEGORY

SUBDIVISION: SHELL SUBDIVISION NO. ONE

ALTA/ACSM LAND TITLE SURVEY  
FOR INQUIRIES CONCERNING THIS SURVEY, CONTACT:

**RHOMBUS P.A., INC.**  
FACILITIES ENGINEERS & ENVIRONMENTAL CONSULTANTS  
2620 SAN MATEO BLVD. N.E. SUITE B  
ALBUQUERQUE, NM 87110  
(505) 881-6890 FAX (505) 881-6896

PREPARED FOR: <b>LANDAMERICA ALBUQUERQUE</b>	PROJECT LOCATION <b>RIO GRANDE BOULEVARD &amp; CENTRAL AVENUE S.W.</b>
TITLE & CHRIS DIGEGORY	PROJECT ADDRESS <b>200 RIO GRANDE BOULEVARD S.W.</b>
JOB ORDER NUMBER 07-C-1-0580s	PROJECT NAME <b>C:\RHOMBUS\ALTA\07-0580s</b>



MAP NO. J135  
SAS:07-69

LEGEND

- EXIST. SEWER LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. SAN. SEWER

CHECK  
SERVICE

LEGEND

- EXIST WATER LINE
- EXIST GAS LINE
- EXIST SEWER LINE
- NEW SAN. SEWER

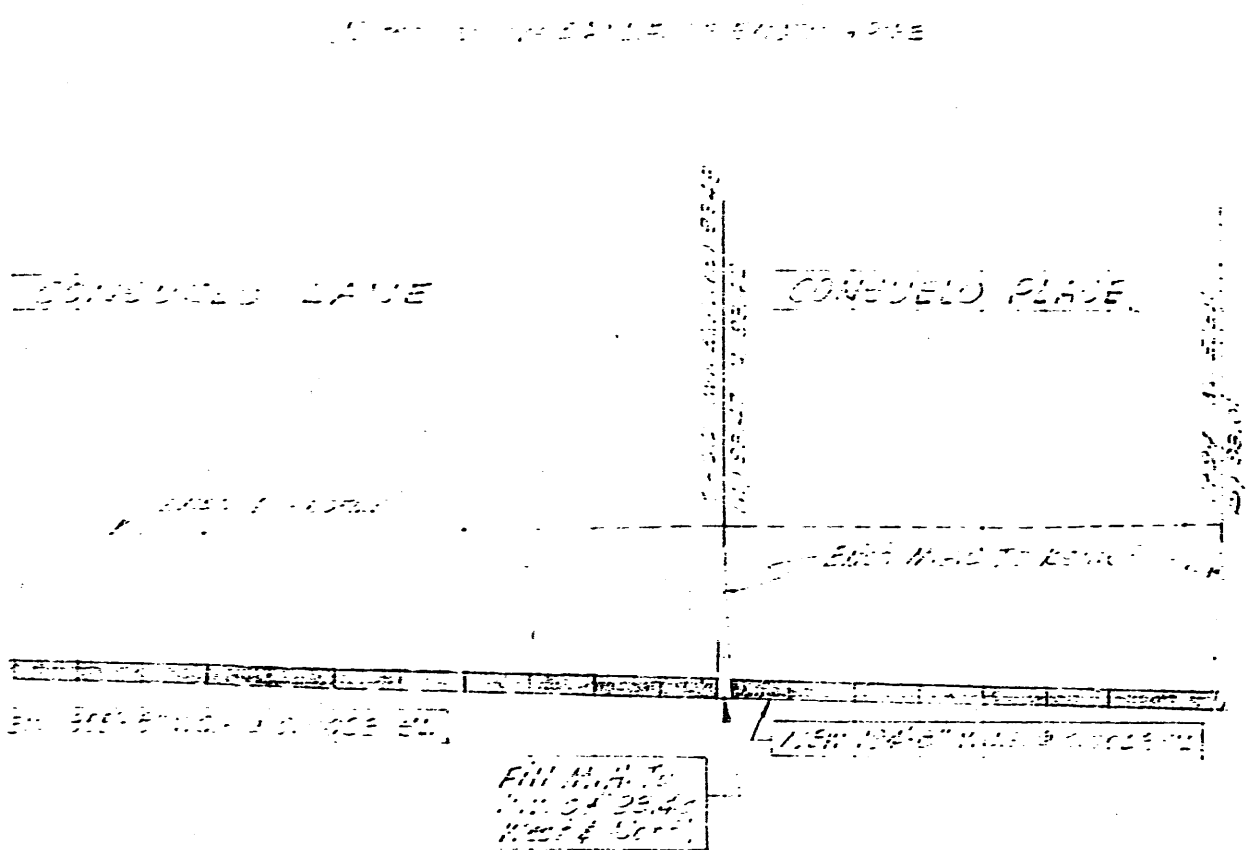
58131

MAP NO. J135  
SAS:00-69

RECEIVED SEP. 10, 1969

HORIZ SCALE 1\"/>

58132



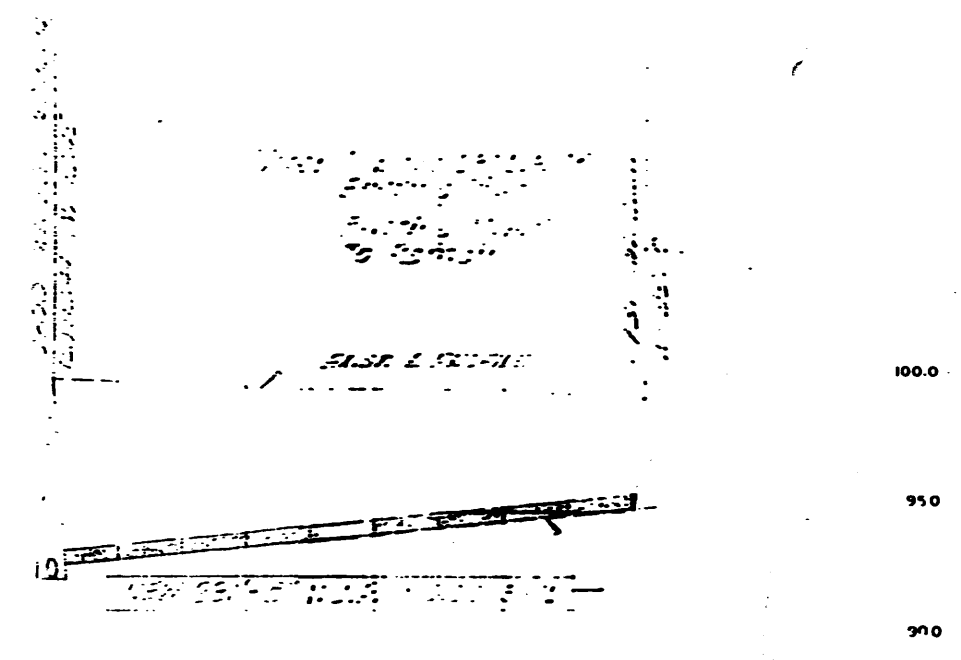
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01106	0169	01	58131
012394	0169	05	58132
01107	0169	05	58132

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

**SAN. SEWER REPLACEMENTS  
FOR P.D. #171**

DATE	APPROVED BY	DATE
11/1/69	[Signature]	12/1/69
DATE	APPROVED BY	DATE
11/1/69	[Signature]	12/1/69

FILE NO. **MW-394**



MW-394

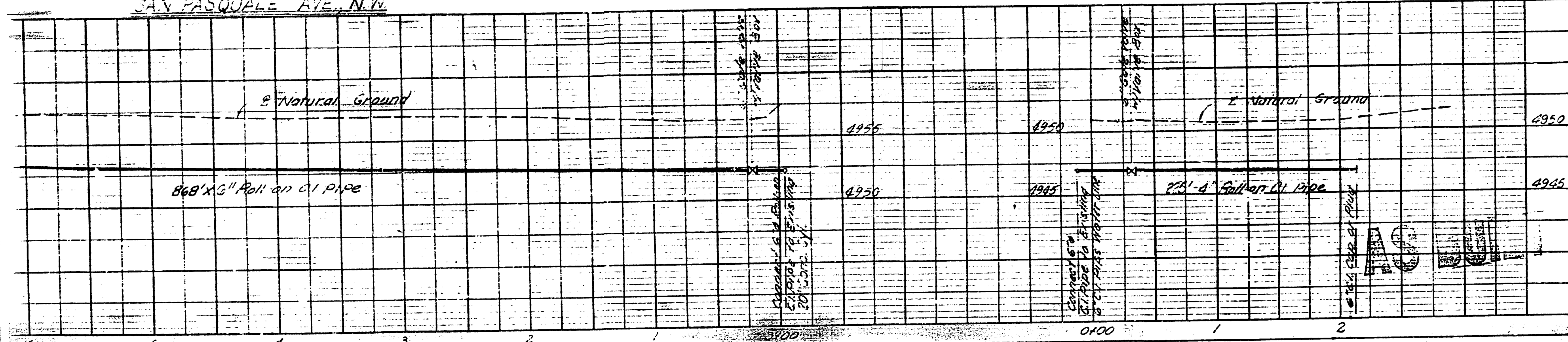
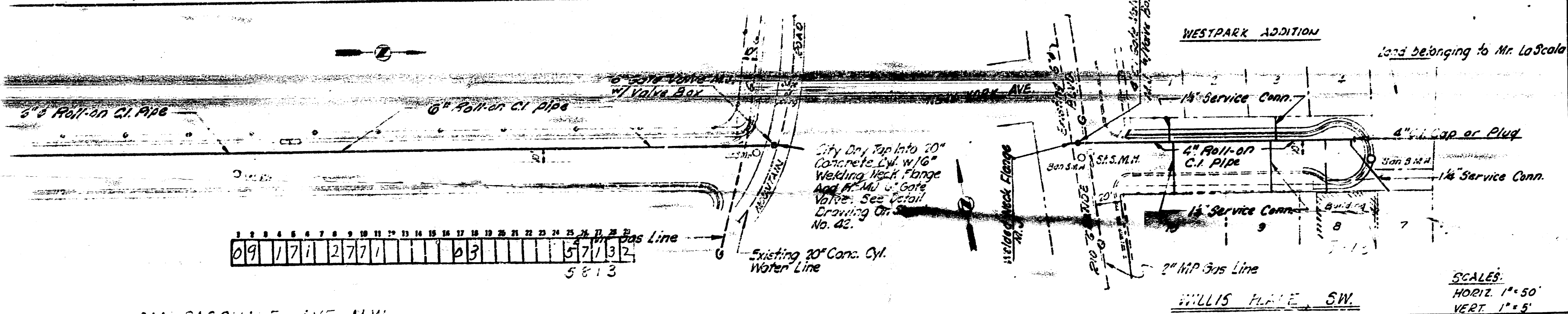
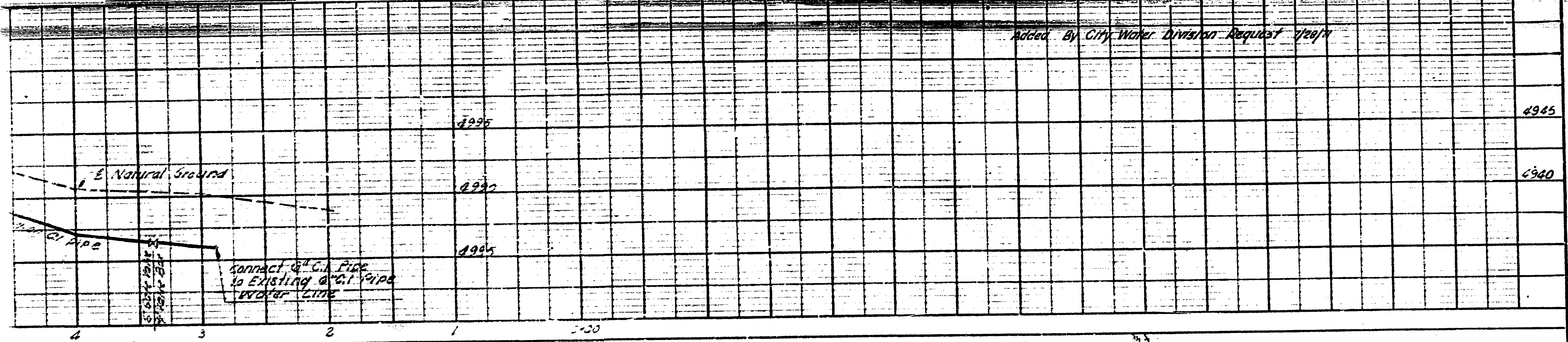
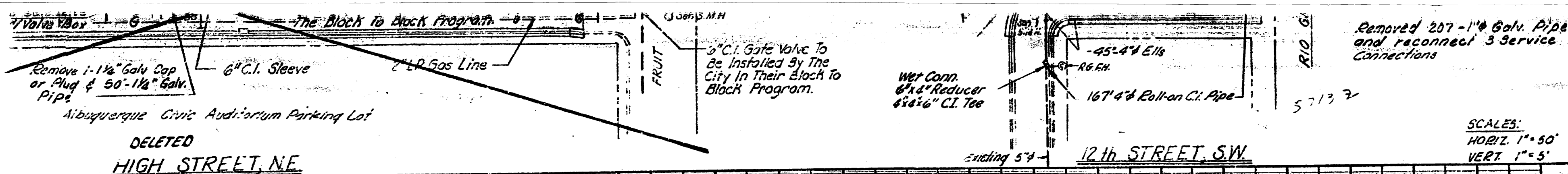


PLATE 2 - PLAN PROFILE O.P. & R.E. STANDARD  
FREDERICK POST CO. CHICAGO

PAVING DISTRICT NO. 171 WATER SHEET 27 OF 42

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