

VICINITY MAP No. J-13

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT No. 255 ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 38, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, WHENCE THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE TRACTION PARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 12, 1938, BEARS S 85°47'30" E, 339.62 FEET DISTANCE; THENCE N 06°01'30" E, 67.90 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLLYWOOD AVENUE N.W.; THENCE S 86°17'00" E, 99.68 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 05°22'10" W, 67.93 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A CORNER ON THE NORTHERLY LINE OF SOTO AVENUE N.W.; THENCE N 86°15'00" W, 100.45 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING THE POINT OF BEGINNING

**PLAT OF
LOTS 1 AND 2
HOLLYWOOD AVENUE DEVELOPMENT**

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

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

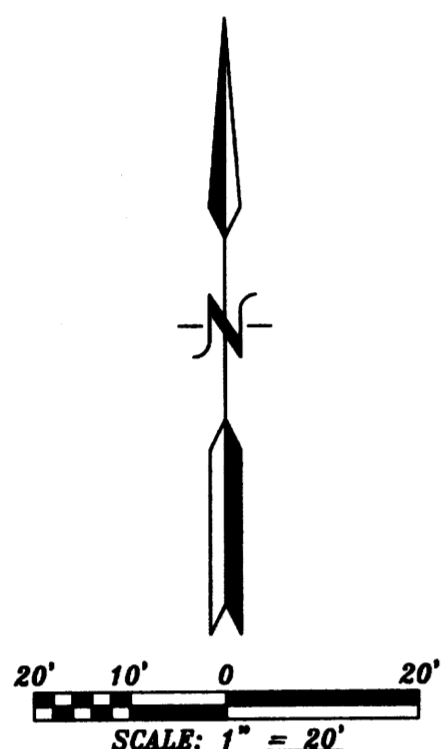
ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

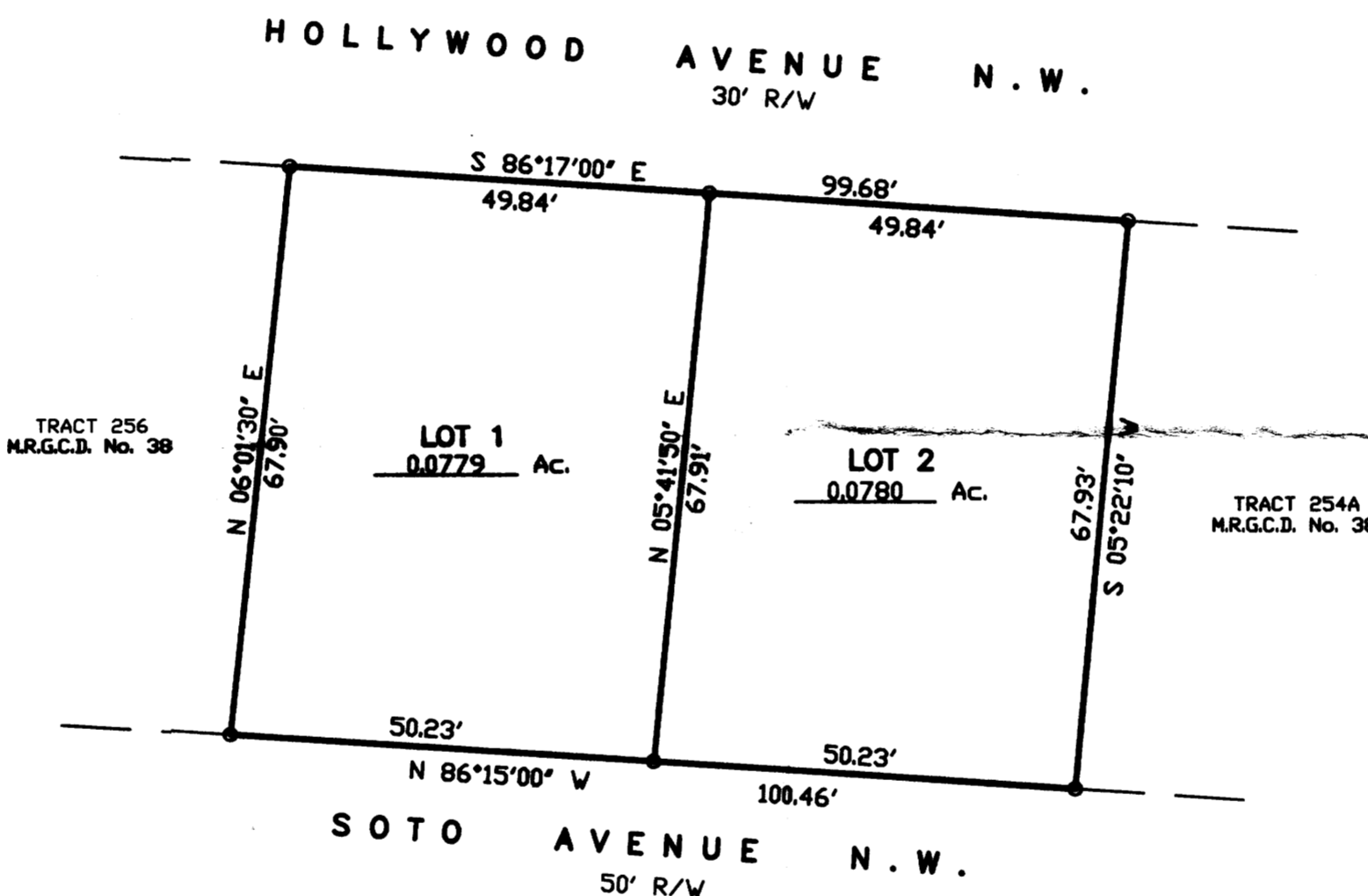


PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT No. 255 M.R.G.C.D. MAP No. 38 INTO 2 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.1559 ACRES.
- 4: TALOS LOG NO. _____
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: MAY, 2008
- 9: 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



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.

DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS _____ DAY OF _____, 20____

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

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

SURVEYORS CERTIFICATE:

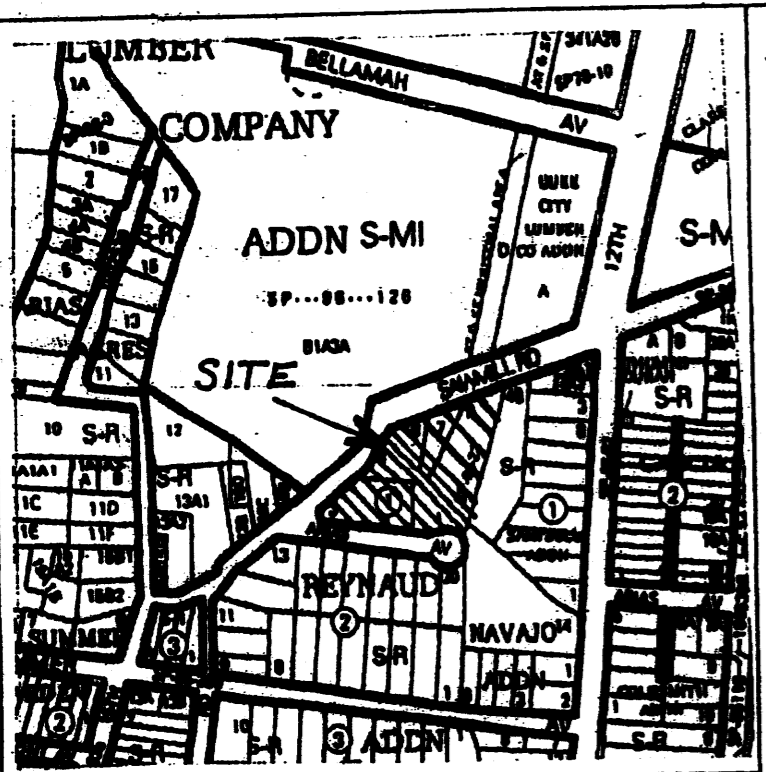
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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 _____ DAY OF _____, 2008.

ANTHONY L. HARRIS, P.S. # 11463

WEBB SURVEYING, INC.
2713 BURNING STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 885-8868
FAX: (505) 885-8845



Vicinity Map No. scale ZA=J-13-Z

PURPOSE OF PLAT

Create 8 Lots from 7 Lots, Grant Easements, show remainder of Lots A, 3-A & 4-A affected by Sawmill RV & add abandoned ditch to the adjacent Lots.

FREE CONSENT

The Subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby grant 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

Joseph S. Trujillo

JOSEPH S. TRUJILLO, OWNER OF TRACT A LANDS OF JOSEPH TRUJILLO AND LOTS 1, 3 & 4, BLK 1, REYNAUD ADDITION

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on 09-22-2008, By JOSEPH S. TRUJILLO, Notary Public, My Commission Expires 09-22-2011

Notary Public, My Commission Expires

ANTHONY J. TRUJILLO, OWNER OF TRACT 7 & 8 MRGCD MAP 38 AND LOT 2, BLK 1, REYNAUD ADDITION

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on 09-22-2008, By ANTHONY J. TRUJILLO, Notary Public, My Commission Expires 09-22-2011

Notary Public, My Commission Expires

COUNTY TREASURER CERTIFICATE

This is to certify that taxes are current and paid on 2008-Codes U.P.C Numbers with Property Owners of Record.

ANTHONY J. TRUJILLO
1-013-058-344-435-11831, 1-013-058-339-436-11832,

1-013-058-336-421-11835,

JOSEPH S. TRUJILLO
1-013-058-343-420-11836, 1-013-058-329-422-11834,

1-013-058-333-429-11833, 1-013-058-351-432-11829,

Anthony J. Trujillo 10-6-08
Bernalillo County Treasurer's office:

NOTES

- Zone Atlas J-13-Z
- Basis of Bearings from the RV of Arias Road of the Reynaud Addition filed on July 27, 1946 in Book C-1, Page 141
- Rotate bearings 0°14'33" clockwise to obtain NM State Plane Grid Bearings.
- Distances shown are horizontal ground distances measured in the field in August 2008.
- Total Area of Property is 1.4883 Acres.
- Plat shows all easements of record.
- Tolosa Log No. 2008-381846
- A 5' OH Electric, Phone & TV Easement is Granted with this Platting to Cover the Existing OH Electric Lines as shown.
- A 7' PUE along Sawmill Road is Granted with this Platting as shown.

LEGAL DESCRIPTION

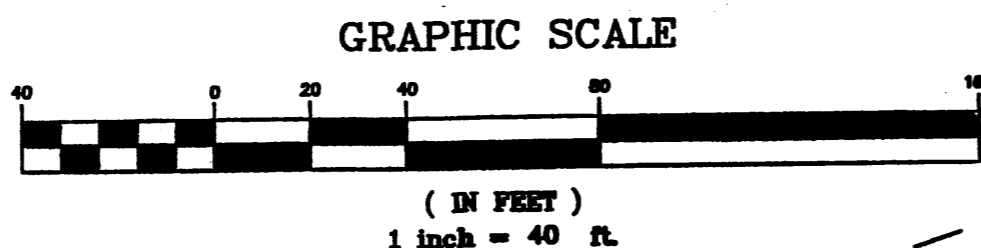
A Tract of land comprising Lot A of Lands of Joseph Trujillo, (filed February 11, 1984 in Book 94C, Page 46) and Lots 1 & 2 and the remaining portion of Lots 3 and 4, in Block 1, of the Reynaud Addition, (filed July 27, 1946 in Book C-1, Page 141) and Tract B of MRGCD Map 38 and the remaining portion of Tract 7 of MRGCD Map 38 and the Navajo Ditch abandoned November 15, 1968 by MRGCD and said Ditch vacated on June 11, 2008 by the City 08DRB-70229.

Being more particularly described as follows: Beginning at a point on the South boundary of this Tract and on the right of way line of Arias Road and being the SE corner of Lot 3, Block 1 of said Reynaud Addition a common corner of Lot 2 and Lot 3; thence N.83°00'00"W. a distance of 127.55 feet to a PC of a curve to the right having a 17.75' radius, length 35.55', chord bearing N.07°53'08"W. 29.90' and delta angle 114°43'07" to the PT of the curve, a point on the right of way line of Sawmill Road;
Thence N.48°52'54"E following said right of way a distance of 165.98 feet to an angle point;
Thence N.27°22'58"E following said right of way a distance of 40.96' to the PC of a curve to the right having a 52.57' radius, length 33.05', chord bearing N.55°03'27"E. 32.51' and delta angle 36°01'22" to the PT of the curve, a point on the right of way line of Sawmill Road;
Thence N.71deg41'05"E. following said right of way of Sawmill Road a distance of 221.35' to the NE corner of this Tract; Thence S.12°09'36"W. following a fence line a distance of 322.36 feet to the SE corner of this Tract; thence N.83°00'00"W a distance of 13.21 feet to a point on the right of way of Arias Road being a cul de sac and a point on a curve to the left having a 35.00' radius, length 83.46', chord bearing N.70°44'42"W. 65.05' and delta angle 136°38'00" to the PT of the curve, a point on the right of way of line of Sawmill Road; thence N.83°00'00"W. following said right of way of Arias Road a distance of 108.35 feet to the point of beginning.

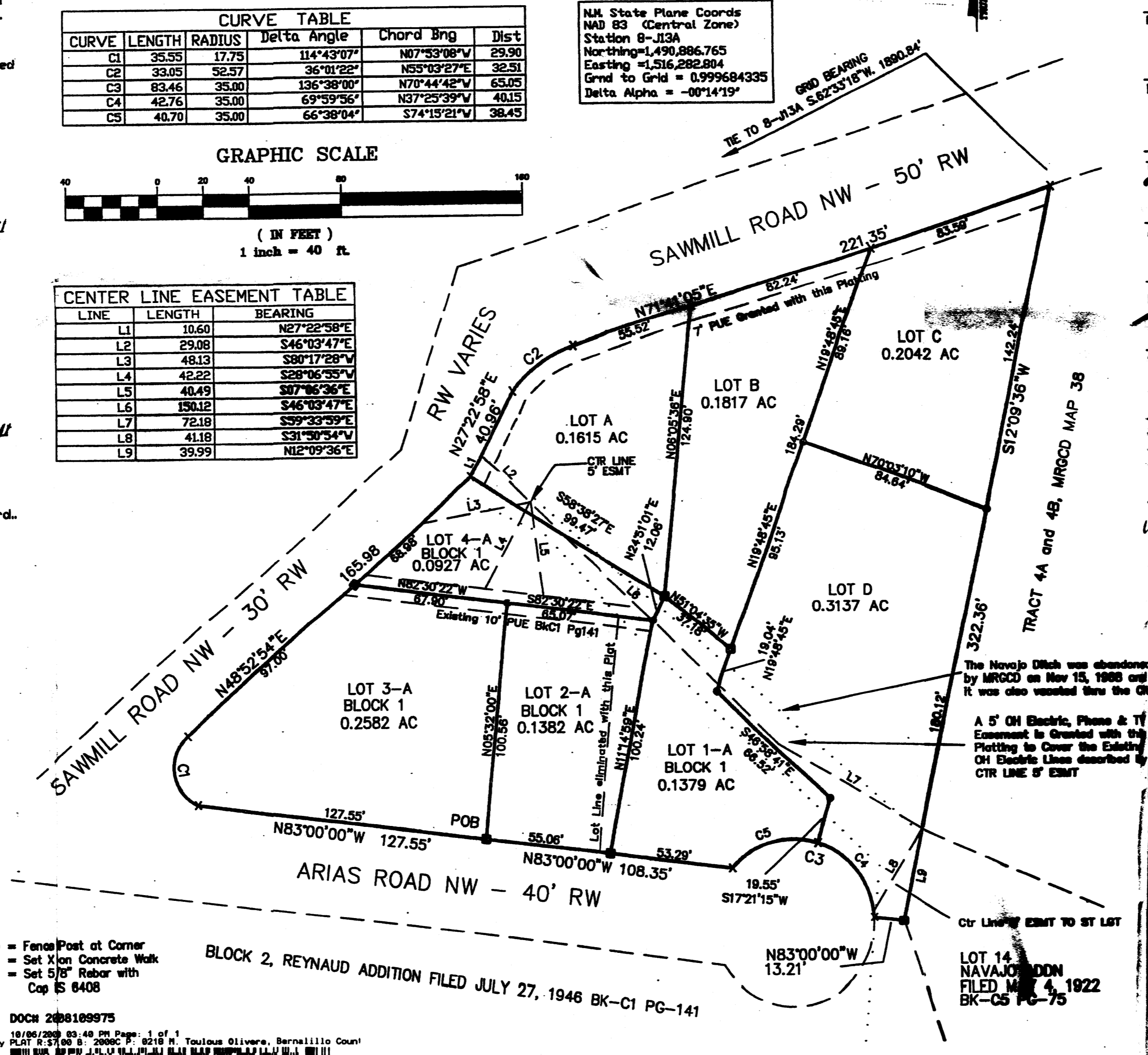
This Tract of land contains 1.4883 Acres.

CURVE	LENGTH	RADIUS	Delta Angle	Chord Bng	Dist
C1	35.55	17.75	114°43'07"	N07°53'08"W	29.90
C2	33.05	52.57	36°01'22"	N55°03'27"E	32.51
C3	83.46	35.00	136°38'00"	N70°44'42"W	65.05
C4	42.76	35.00	69°59'36"	N37°25'39"W	40.15
C5	40.70	35.00	66°38'04"	S74°15'21"W	38.45

NM State Plane Coords
NAD 83 (Central Zone)
Station 8-J13A
Northing=1,490,886.765
Easting=1,516,282.804
Grid to Grid = 0.999684335
Delta Alpha = -00°14'19"



LINE	LENGTH	BEARING
L1	10.60	N27°22'58"E
L2	29.08	S46°03'47"E
L3	48.13	S80°17'28"W
L4	42.22	S28°06'35"W
L5	40.49	S07°06'36"E
L6	150.12	S46°03'47"E
L7	72.18	S39°33'39"E
L8	41.18	S31°30'54"W
L9	39.99	N12°09'36"E



SOLAR COLLECTOR 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat.

PLAT of
LOTS 1-A, 2-A, 3-A & 4-A
in BLOCK 1, of the REYNAUD ADDITION
AND
LOTS A, B, C & D, of Lands of
ANTHONY J. & JOSEPH S. TRUJILLO
In Projected Sec. 18, T.10N, R.3E, NMPM
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NM
SEPTEMBER 2008

PROJECT NUMBER 1007296

APPLICATION NUMBER 08DRB-70424

CITY APPROVALS

[Signature] 9-23-08
City of Albuquerque Surveyor Date

[Signature] 10-6-08
Real Property Division (Conditional) Date

NA
Environmental Health Dept (conditional) Date

[Signature] 10-01-08
Traffic Engineering, Transportation division Date

[Signature] 10-6-08
A.B.C.V.I.A. Date

[Signature] 10-1-08
Parks and Recreation Dept Date

[Signature] 10/1/08
A.M.A.F.C.A. Date

[Signature] 10/1/08
City Engineer Date

[Signature] 10-6-08
DRB Chairperson, Planning Dept Date

UTILITY APPROVALS

[Signature] 9-23-08
PNM Electric Service Date

[Signature] 9-23-08
PNM Gas Service Date

[Signature] 9-26-08
Qwest Telecommunications Date

[Signature] 9-23-08
Castcast Date

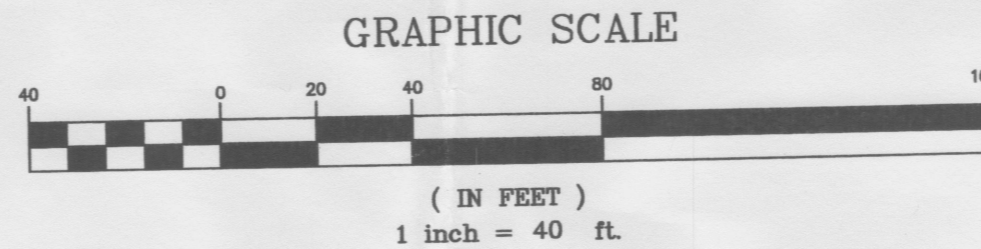
SURVEYOR'S CERTIFICATION

I, Jerry P. Culak, New Mexico Professional Land Surveyor No. 16006, hereby certify that this plat was prepared by me, that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and standards for Surveying in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors; and that it is true and correct to the best of my knowledge and belief.

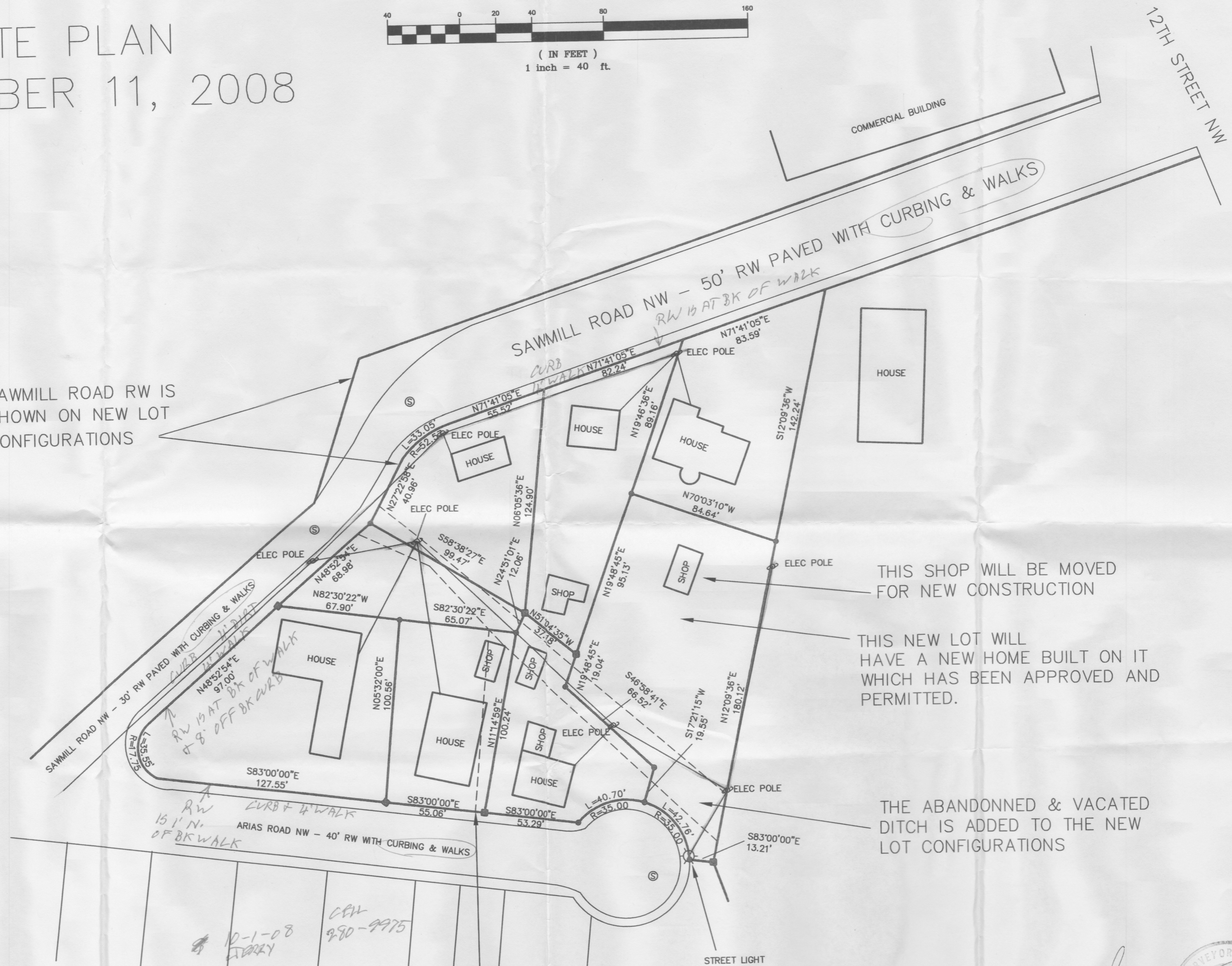
[Signature]
REGISTERED LAND SURVEYOR
JERRY P. CULAK, N.M.S. 6408 PH-FAX 505-256-0014
303 HERMOSA SE, ALBU, NM 87108

SITE PLAN

SEPTEMBER 11, 2008



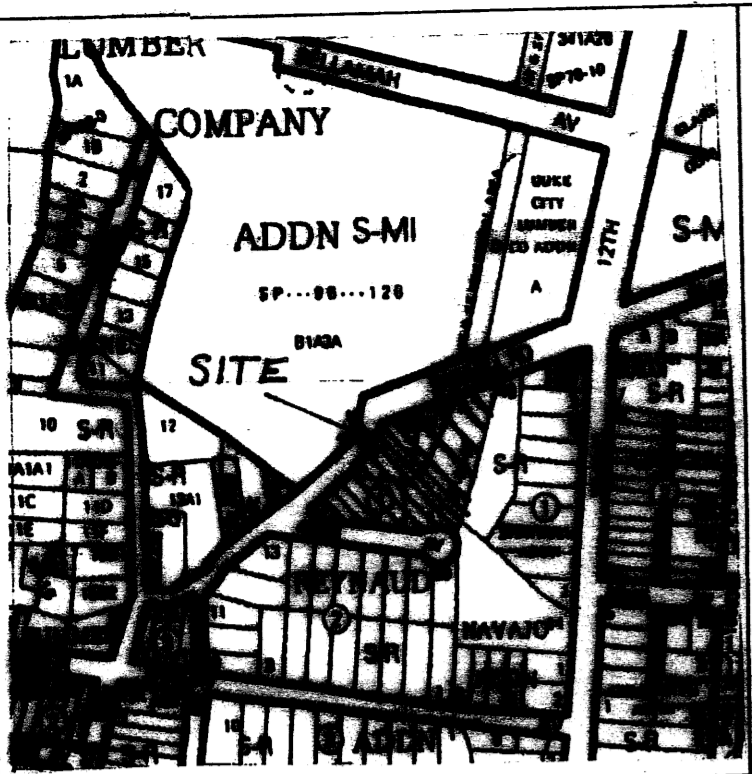
SAWMILL ROAD RW IS SHOWN ON NEW LOT CONFIGURATIONS



10-1-08
JERRY
CEN
980-9975

THIS LOT LINE IS BEING ELIMINATED

Jerry P. Culak
 JERRY P. CULAK, N.M.L.S. 6408
 303 HERMOSA DR SE
 ALBQ, NEW MEXICO 87108
 PH-FAX 505-256-0014



Vicinity Map No scale ZA=J-13-Z

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JOSEPH S. TRUJILLO, OWNER OF TRACT A LANDS OF JOSEPH TRUJILLO AND LOTS 1, 3 & 4, BLK 1, REYNAUD ADDITION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged



09-22, 2008, By J. SUSIE ROGERS, Notary Public, State of New Mexico, My commission expires: 11/22/2011

Notary Public, My Commission Expires

ANTHONY J. TRUJILLO, OWNER OF TRACT 7 & 8 MRGCD MAP 38 AND LOT 2, BLK 1, REYNAUD ADDITION

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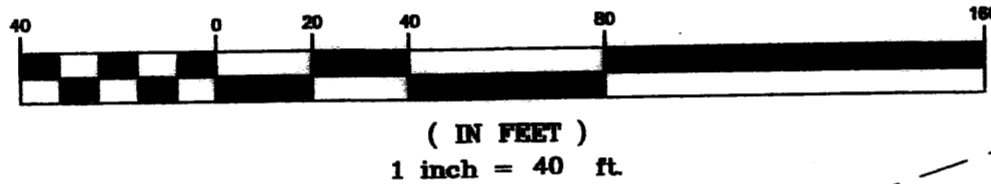
- = Fence Post at Corner
- X = Set X on Concrete Walk
- = Set 5/8" Rebar with Cap LS 6408

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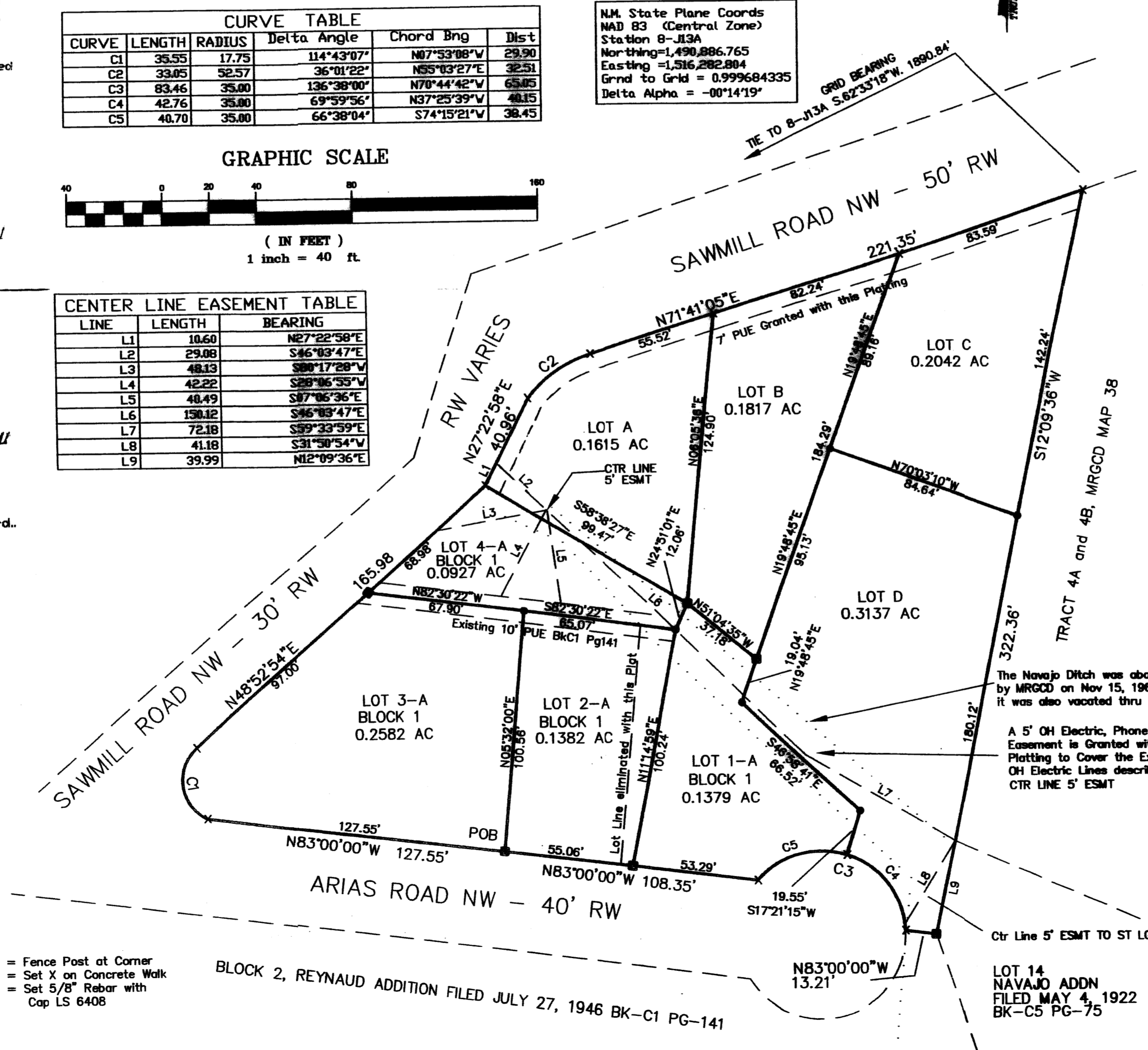
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NAD 83 (Central Zone)
Station 8-J13A
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Easting =1,516,282.804
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Delta Alpha = -00°14'19"

GRAPHIC SCALE



LINE	LENGTH	BEARING
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TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NM
SEPTEMBER 2008

PROJECT NUMBER

APPLICATION NUMBER

CITY APPROVALS

Jerry P. Culak 9-23-08
City of Albuquerque Surveyor Date

Real Property Division (conditional) Date

Environmental Health Dept (conditional) Date

Traffic Engineering, Transportation division Date

A.B.C.W.U.A. Date

Parks and Recreation Dept Date

A.M.A.F.C.A. Date

City Engineer Date

DRB Chairperson, Planning Dept Date

UTILITY APPROVALS

Fernando Vigil 9-23-08
PNM Electric Service Date

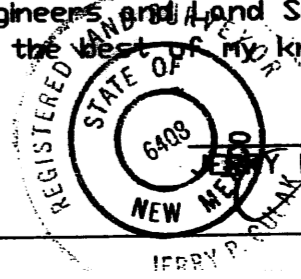
Fernando Vigil 9-23-08
PNM Gas Service Date

Qwest Telecommunications Date

Comcast Date

SURVEYOR'S CERTIFICATION

I, Jerry P. Culak, New Mexico Professional Land Surveyor No. 16006, hereby certify that this plat was prepared by me, that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and standards for Surveying in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors; and that it is true and correct to the best of my knowledge and belief.



Jerry P. Culak
JERRY P. CULAK, N.M.L.S. 6408 PH-FAX 505-256-0014
303 HERMOSA SE, ALBU, NM 87108

BLOCK 2, REYNAUD ADDITION FILED JULY 27, 1946 BK-C1 PG-141

The Navajo Ditch was abandoned by MRGCD on Nov 15, 1968 and it was also vacated thru the City
A 5' OH Electric, Phone & TV Easement is Granted with this Platting to Cover the Existing OH Electric Lines described by CTR LINE 5' ESMT

Ctr Line 5' ESMT TO ST LGT

LOT 14
NAVAJO ADDN
FILED MAY 4, 1922
BK-C5 PG-75