

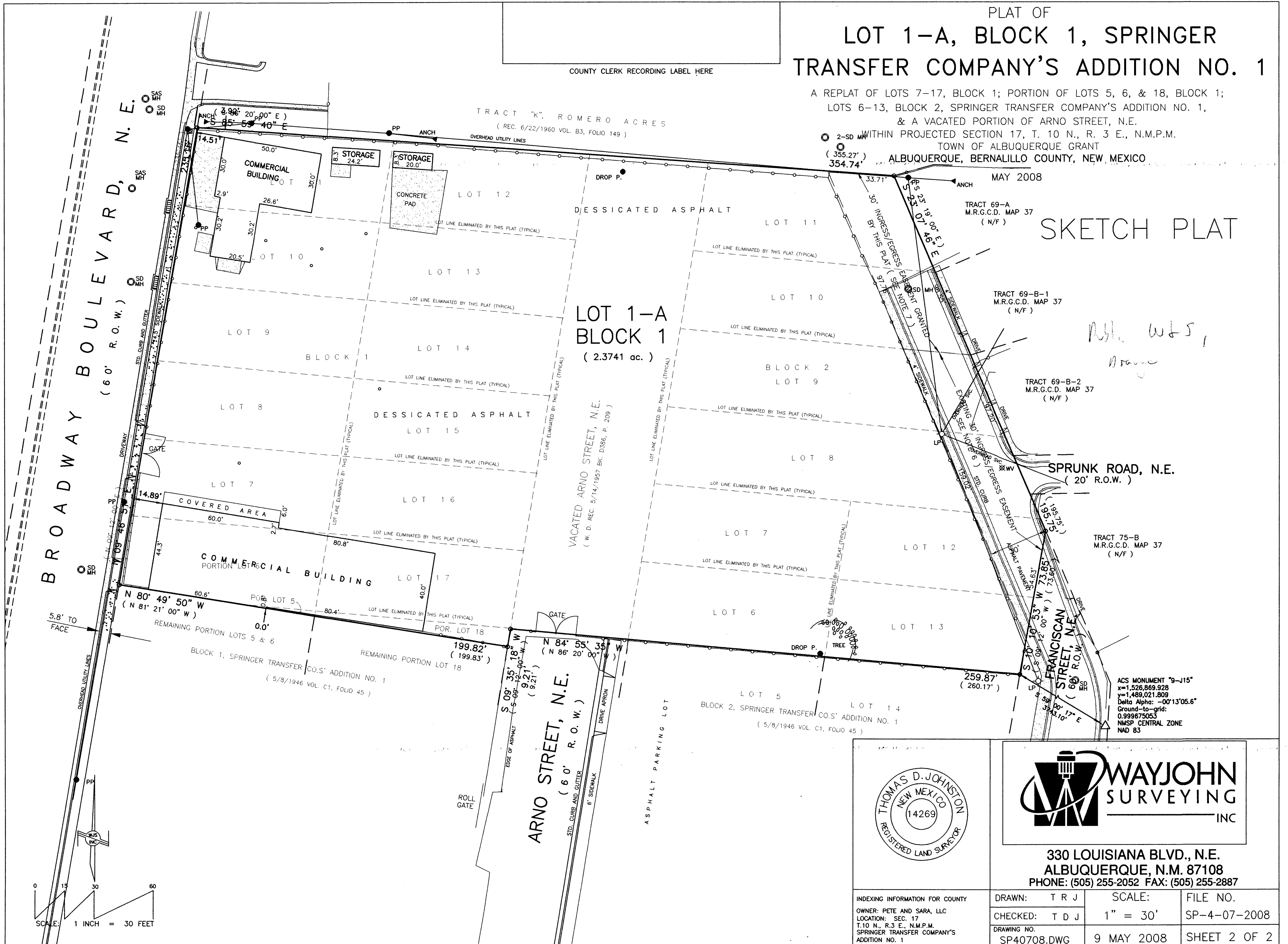
PLAT OF  
**LOT 1-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
 LOTS 6-13, BLOCK 2, SPRINGER TRANSFER COMPANY'S ADDITION NO. 1,  
 & A VACATED PORTION OF ARNO STREET, N.E.  
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

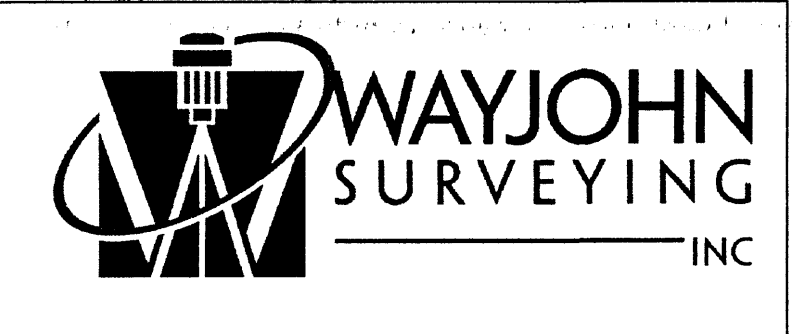
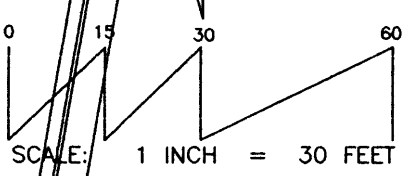
MAY 2008

SKETCH PLAT

COUNTY CLERK RECORDING LABEL HERE



*Handwritten notes:*  
 N31. W 5,  
 Orange



**330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887**

INDEXING INFORMATION FOR COUNTY OWNER: PETE AND SARA, LLC LOCATION: SEC. 17 T. 10 N., R. 3 E., N.M.P.M. SPRINGER TRANSFER COMPANY'S ADDITION NO. 1	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-4-07-2008
	CHECKED: T D J		
DRAWING NO. SP40708.DWG	9 MAY 2008	SHEET 2 OF 2	

PLAT OF  
**LOT 1-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
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 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2008

COUNTY CLERK RECORDING LABEL HERE

TRACT "K", ROMERO ACRES  
 ( REC. 6/22/1960 VOL. B3, FOLIO 149 )

TRACT 69-A  
 M.R.G.C.D. MAP 37  
 ( N/F )

TRACT 69-B-1  
 M.R.G.C.D. MAP 37  
 ( N/F )

TRACT 69-B-2  
 M.R.G.C.D. MAP 37  
 ( N/F )

TRACT 75-B  
 M.R.G.C.D. MAP 37  
 ( N/F )

ACS MONUMENT "9-J15"  
 x=1,526,869.928  
 y=1,489,021.809  
 Delta Alpha: -00°13'05.6"  
 Ground-to-grid:  
 0.999675053  
 NAD 83

**BROADWAY BOULEVARD, N.E.**  
 ( 60' R.O.W. )

**LOT 1-A  
 BLOCK 1**  
 ( 2.3741 ac. )

**VACATED ARNO STREET, N.E.**  
 ( W.D. REC. 5/14/1957 BK. D386, P. 209 )

**ARNO STREET, N.E.**  
 ( 60' R.O.W. )

**SPRUNK ROAD, N.E.**  
 ( 20' R.O.W. )

**FRANCISCAN  
 STREET, N.E.**  
 ( 60' R.O.W. )

( S 86° 20' 00" E )  
 S 85° 59' 40" E

( N 09° 12' 00" E )  
 N 09° 46' 51" E

N 80° 49' 50" W  
 ( N 81° 21' 00" W )

N 84° 55' 35" W  
 ( N 86° 20' 00" W )

S 09° 35' 18" W  
 ( S 09° 12' 00" W )  
 ( 9.21' )

( 355.27' )  
 354.74'

33.71'  
 30' INGRESS/EGRESS EASEMENT GRANTED  
 BY THIS PLAT ( SEE NOTE 7 )  
 97.70'

( S 23° 19' 00" E )  
 S 23° 07' 46" E

EXISTING 30' INGRESS/EGRESS EASEMENT  
 ( SEE NOTE 6 )  
 97.20'

( 185.75' )  
 185.15'

S 10° 10' 53" W  
 ( S 09° 12' 00" W )  
 73.85'  
 ( 73.60' )

S 59° 00' 17" E  
 5743.10'

259.87'  
 ( 260.17' )

LOT 11

LOT 12

LOT 11

LOT 10

LOT 13

LOT 10

LOT 9

LOT 14

LOT 9

LOT 8

LOT 15

LOT 8

LOT 7

LOT 16

LOT 7

LOT 12

PORTION LOT 6

LOT 17

LOT 6

LOT 13

POR. LOT 5

POR. LOT 18

LOT 5

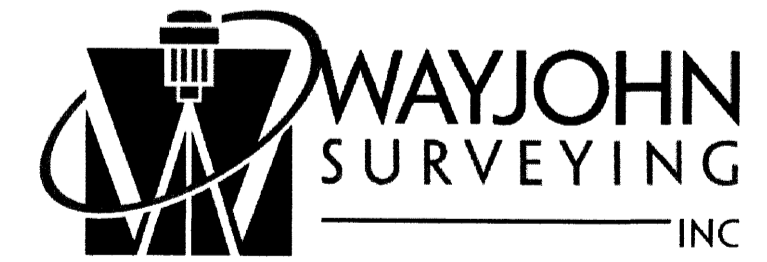
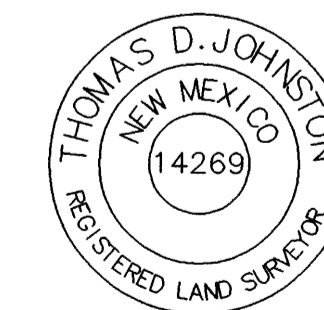
LOT 14

REMAINING PORTION LOTS 5 & 6

REMAINING PORTION LOT 18

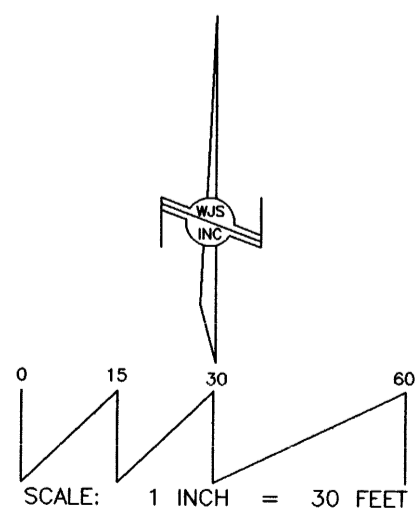
BLOCK 2, SPRINGER TRANSFER CO.'S ADDITION NO. 1  
 ( 5/8/1946 VOL. C1, FOLIO 45 )

BLOCK 1, SPRINGER TRANSFER CO.'S ADDITION NO. 1  
 ( 8/1946 VOL. C1, FOLIO 45 )

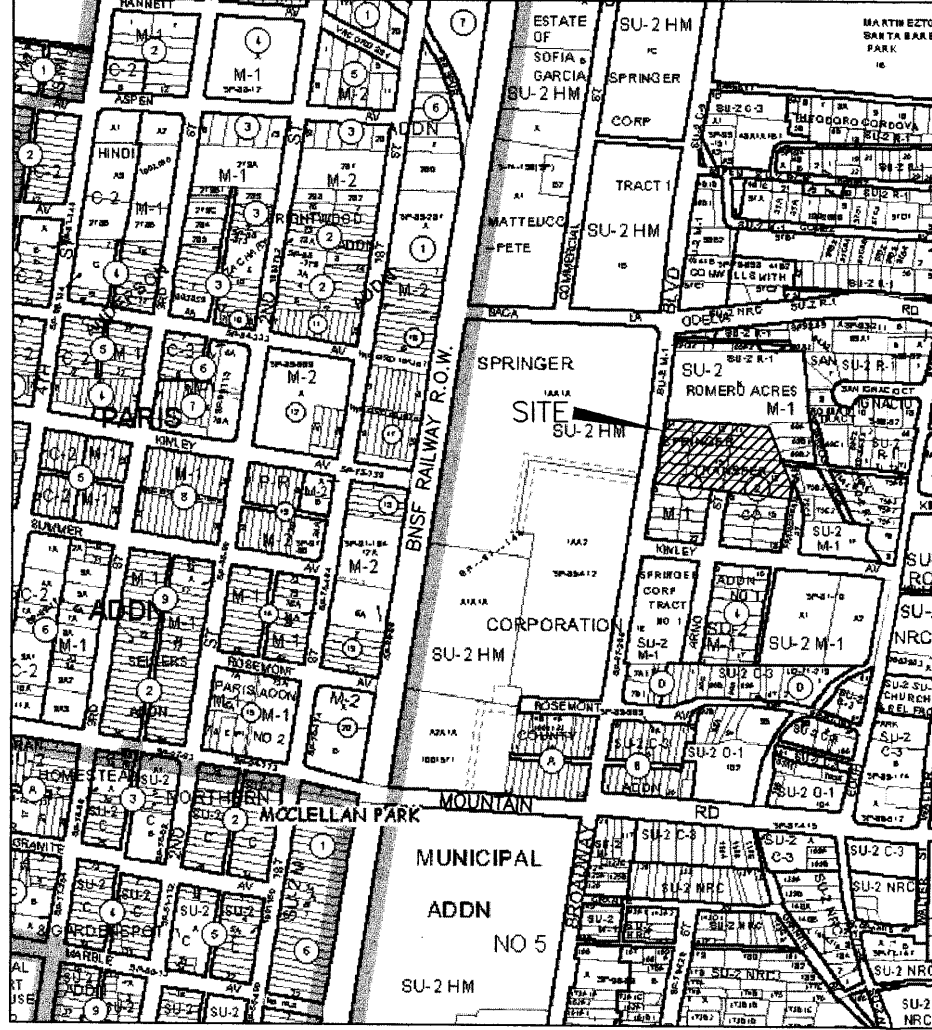


330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: PETE AND SARA, LLC LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. SPRINGER TRANSFER COMPANY'S ADDITION NO. 1	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-4-07-2008
	CHECKED: T D J	9 MAY 2008	SHEET 2 OF 2
	DRAWING NO. SP40708.DWG		



VICINITY MAP (J-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Seven (7) through Seventeen (17), inclusive, together with portions of Lots numbered Five (5), Six (6) and Eighteen (18) in Block numbered One (1); and Lots numbered Six (6) through Thirteen (13), inclusive, in Block numbered Two (2) of the SPRINGER TRANSFER COMPANY'S ADDITION No. 1, City of Albuquerque, Bernalillo County, 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 May 8, 1946, in Volume C1, folio 45; together with that portion of vacated Arno Street, NE, lying between said Blocks 1 and 2, per warranty deed recorded May 14, 1957 in Book D386, page 209, and being more particularly described as follows:  
 BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of Lot 13, Block 2, and being a point on the Westerly right of way line of Franciscan Street, NE, from whence the ACS Monument "9-J15" (x=1,526,869.926, y=1,489,021.809, NMSP Central Zone, NAD 1983) bears S 59° 00' 17" E, 3743.10 feet distant; THENCE leaving said right of way line, N 84° 55' 35" W, 259.87 feet to a point on the Westerly right of way line of Arno Street, NE; THENCE along said right of way line S 09° 35' 18" W, 9.21 feet; THENCE leaving said right of way line, N 80° 49' 50" W, 199.82 feet to the Southwest corner, being a point on the Easterly right of way line of Broadway Boulevard, NE; THENCE along said right of way line, N 09° 46' 51" E, 235.16 feet to the Northwest corner; THENCE leaving said right of way line, S 85° 59' 40" E, 354.74 feet to the Northeast corner; THENCE S 23° 07' 46" E, 195.75 feet to a point on the Westerly right of way line of Franciscan Street, NE; THENCE along said right of way line, S 10° 10' 53" E, 73.85 feet to the point of beginning and containing 2.3741 acres, more or less.

PLAT OF  
**LOT 1-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
 LOTS 6-13, BLOCK 2, SPRINGER TRANSFER COMPANY'S ADDITION NO. 1,  
 & A VACATED PORTION OF ARNO STREET, N.E.  
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY 2008

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

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFC	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. J-14
3. Gross acreage 2.3741 Ac.
4. Existing number of platted lots 20  
 Replatted number of lots 1

LOG NO. 2008xxxxxxxx

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
5. The portions of Lots 5, 6 & 18 and vacated right of way of Arno Street, NE are described in Warranty Deed recorded May 14, 1957 in Book D 386, page 209.
6. An existing Thirty foot (30') easement granted to the City of Albuquerque by document recorded in Book D184, page 417 and in Book D236, page 451.
7. A Thirty foot (30') ingress/egress easement granted to the City of Albuquerque by this plat. Maintenance of this easement is the responsibility of the City of Albuquerque, a Municipal Corporation.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating one lot from twenty lots and portions of lots and vacated Arno Street, NE right of way, and to grant easements.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Pete L. Marquez, Managing Partner, Pete and Sara, LLC \_\_\_\_\_ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of May, 2008, the foregoing instrument was acknowledged before me by Pete L. Marquez, Managing Partner, Pete and Sara, LLC.

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date \_\_\_\_\_

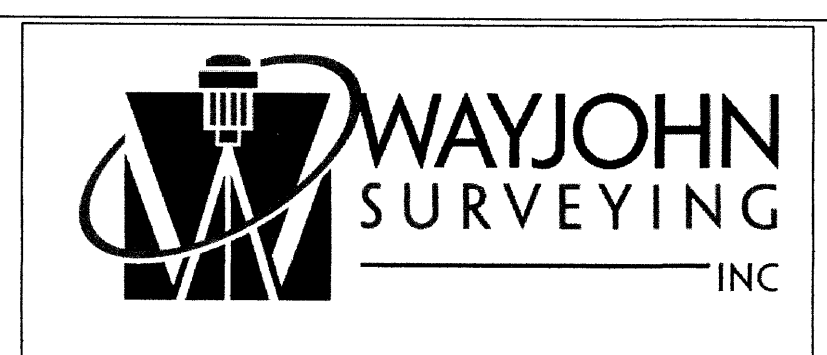
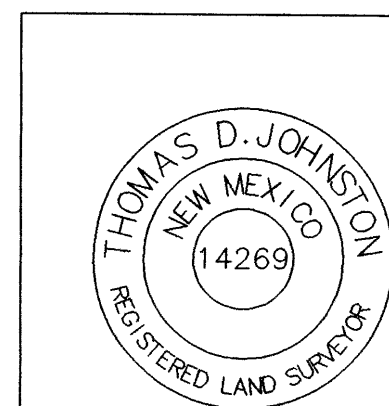
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 014 058 463 381 12201	1 014 058 476 389 12208
1 014 058 475 386 12207	1 014 058 474 381 12206
1 014 058 474 378 12205	1 014 058 473 373 12204
1 014 058 472 370 12203	1 014 058 470 365 12202
1 014 058 463 381 12201	1 014 058 482 376 12209
1 014 058 492 388 12210	1 014 058 491 384 12211
1 014 058 491 380 12212	1 014 058 492 376 12213
1 014 058 489 372 12214	1 014 058 489 368 12215
1 014 058 499 371 12227	1 014 058 499 366 12226

PROPERTY OWNER OF RECORD:  
 PETE AND SARA, LLC

BERNALILLO COUNTY TREASURER'S OFFICE



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

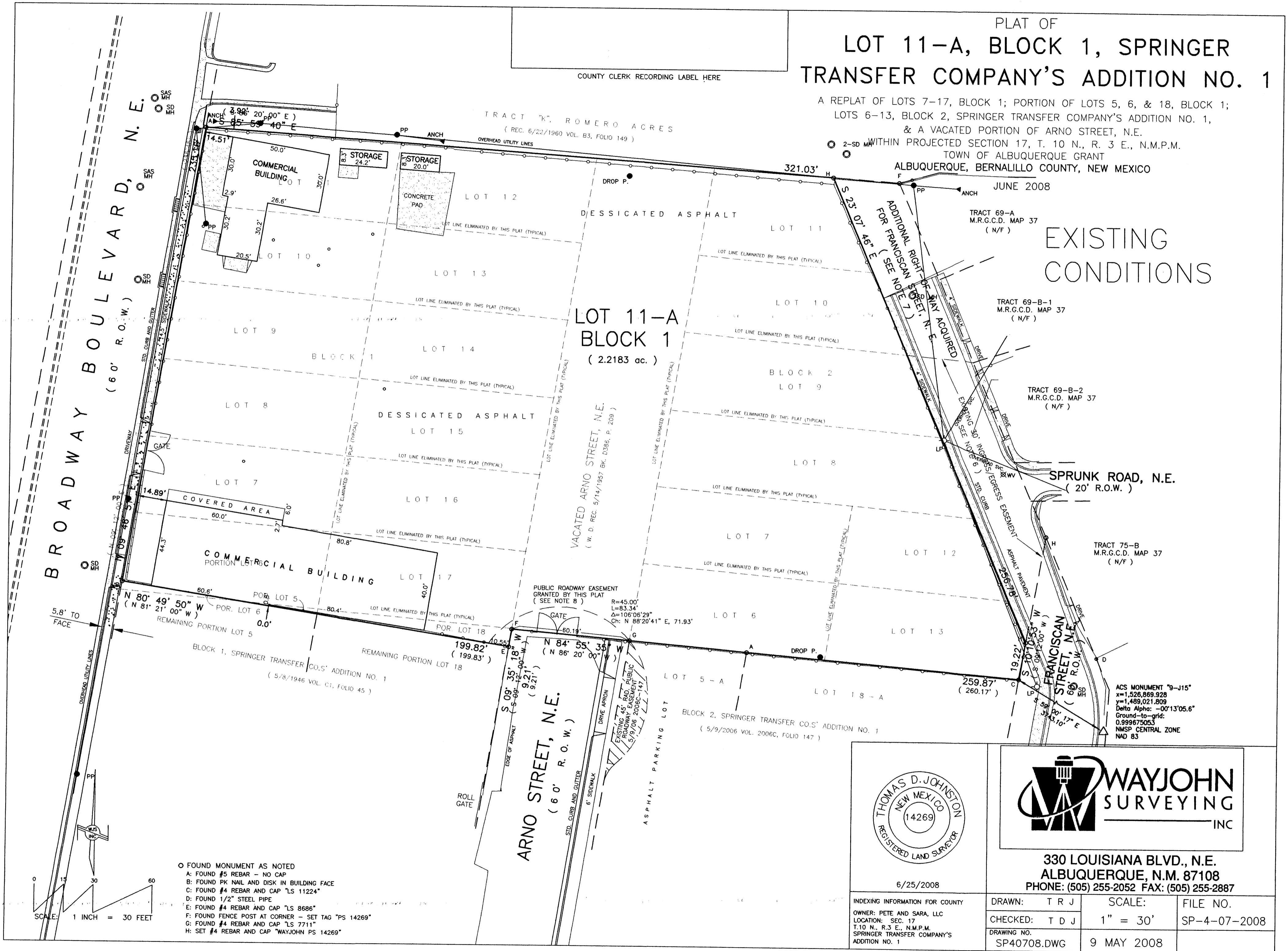
INDEXING INFORMATION FOR COUNTY OWNER: PETE AND SARA, LLC LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. SPRINGER TRANSFER COMPANY'S ADDITION NO. 1	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-4-07-2008
	CHECKED: T D J	DRAWING NO. SP40708.DWG	9 MAY 2008 SHEET 1 OF 2

PLAT OF  
**LOT 11-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
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 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2008

EXISTING  
 CONDITIONS



COUNTY CLERK RECORDING LABEL HERE

TRACT 69-A  
 M.R.G.C.D. MAP 37  
 (N/F)

TRACT 69-B-1  
 M.R.G.C.D. MAP 37  
 (N/F)

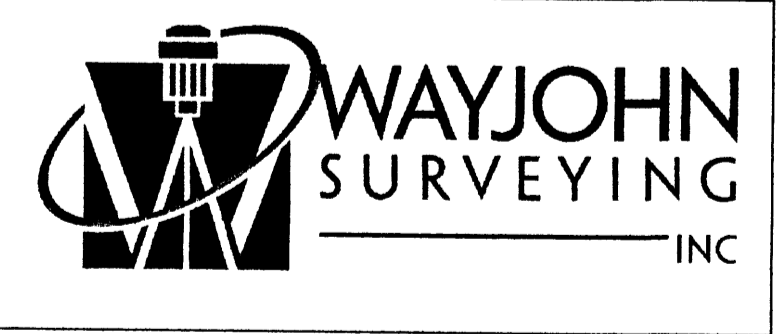
TRACT 69-B-2  
 M.R.G.C.D. MAP 37  
 (N/F)

TRACT 75-B  
 M.R.G.C.D. MAP 37  
 (N/F)

**LOT 11-A  
 BLOCK 1**  
 ( 2.2183 ac. )



6/25/2008



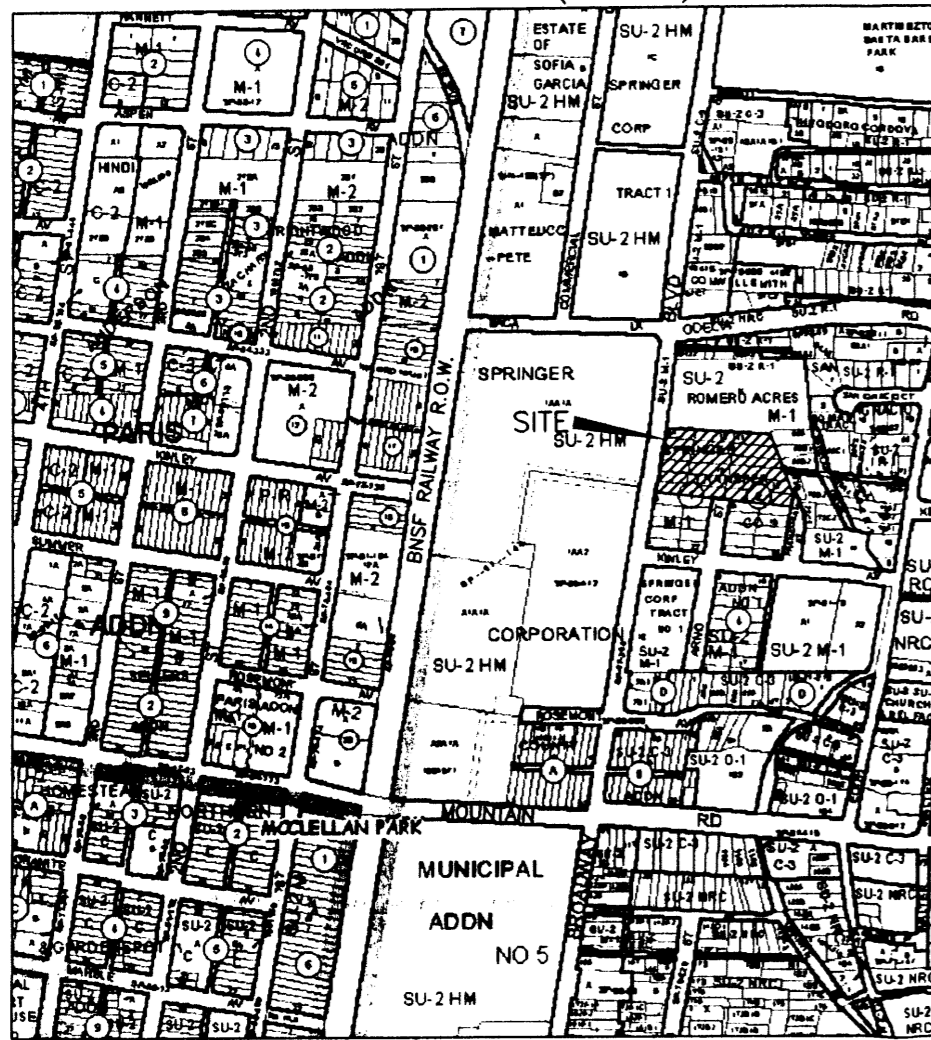
330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

- FOUND MONUMENT AS NOTED
- A: FOUND #5 REBAR - NO CAP
- B: FOUND PK NAIL AND DISK IN BUILDING FACE
- C: FOUND #4 REBAR AND CAP "LS 11224"
- D: FOUND 1/2" STEEL PIPE
- E: FOUND #4 REBAR AND CAP "LS 8686"
- F: FOUND FENCE POST AT CORNER - SET TAG "PS 14269"
- G: FOUND #4 REBAR AND CAP "LS 7711"
- H: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

INDEXING INFORMATION FOR COUNTY OWNER: PETE AND SARA, LLC LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. SPRINGER TRANSFER COMPANY'S ADDITION NO. 1	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-4-07-2008
	CHECKED: T D J	DRAWING NO. SP40708.DWG	9 MAY 2008



VICINITY MAP (J-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Seven (7) through Seventeen (17), inclusive, together with portions of Lots numbered Five (5), Six (6) and Eighteen (18) in Block numbered One (1); and Lots numbered Six (6) and Seven (7) and portions of Lots Eight (8) through Thirteen (13), inclusive, in Block numbered Two (2) of the SPRINGER TRANSFER COMPANY'S ADDITION No. 1, City of Albuquerque, Bernalillo County, 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 May 8, 1946, in Volume C1, folio 45; together with that portion of vacated Arno Street, NE, lying between said Blocks 1 and 2, per warranty deed recorded May 14, 1957 in Book D386, page 209, and being more particularly described as follows: BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of Lot 13, Block 2, and being a point on the Westerly right of way line of Franciscan Street, NE, from whence the ACS Monument "9-J15" (x=1,526,869.926, y=1,489,021.809, NMSP Central Zone, NAD 1983) bears S 59° 00' 17" E, 3743.10 feet distant; THENCE leaving said right of way line, N 84° 55' 35" W, 259.87 feet to a point on the Westerly right of way line of Arno Street, NE; THENCE along said right of way line S 09° 35' 18" W, 9.21 feet; THENCE leaving said right of way line, N 80° 49' 50" W, 199.82 feet to the Southwest corner, being a point on the Easterly right of way line of Broadway Boulevard, NE; THENCE along said right of way line, N 09° 46' 51" E, 235.16 feet to the Northwest corner; THENCE leaving said right of way line, S 85° 59' 40" E, 321.03 feet to the Northeast corner, being a point on the Westerly right of way line of Franciscan Street, NE; THENCE along said Westerly right of way line, S 23° 07' 46" E, 256.78 feet; THENCE continuing along said right of way line, S 10° 10' 53" W, 19.22 feet to the point of beginning and containing 2.2183 acres, more or less.

PLAT OF  
**LOT 11-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
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 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2008

PROJECT NUMBER: 1007034

Application Number:

City Approvals:

*[Signature]*  
 City Surveyor

6-26-08  
 Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. J-14
3. Gross acreage 2.2183 Ac.
4. Existing number of platted lots 20  
 Replatted number of lots 1

LOG NO. 2008260232

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
5. The portions of Lots 5, 6 & 18 and vacated right of way of Arno Street, NE are described in Warranty Deed recorded May 14, 1957 in Book D 386, page 209.
6. An existing Thirty foot (30') easement granted to the City of Albuquerque by document recorded in Book D184, page 417 and in Book D236, page 451.
7. Additional Right-of-way acquired by the City of Albuquerque by warranty deed recorded June 20, 2008, as document No. 2008070351.
8. A Public Roadway easement granted to the City of Albuquerque by this plat.

FREE CONSENT

The platting of the property as described above, dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants, and granting of all public and private easements is with the free consent and in accordance with the desires of the undersigned owners. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

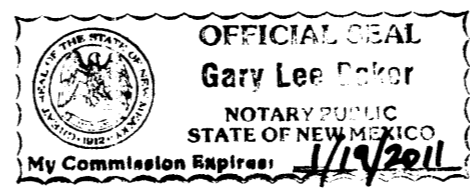
*[Signature]*  
 Pete L. Marquez, Managing Partner, Pete and Sara, LLC 6/26/08  
 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 26th day of June, 2008, the foregoing instrument was acknowledged before me by Pete L. Marquez, Managing Partner, Pete and Sara, LLC.

My Commission expires 1/19/2011  
*[Signature]*  
 Gary Lee Baker  
 Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

*[Signature]*  
 Thomas D. Johnston, N.M.P.S. No. 14269 6/25/2008  
 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

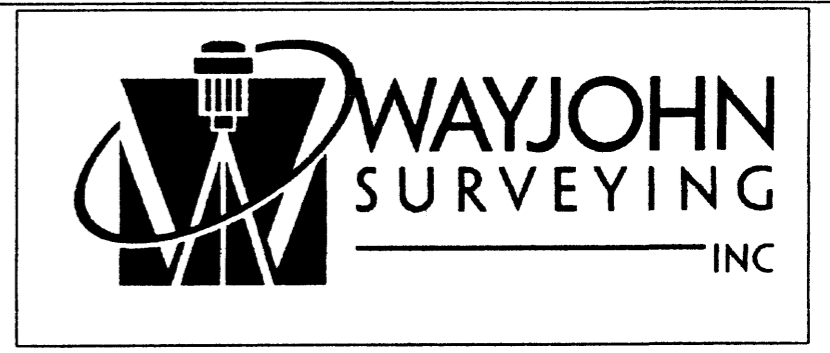
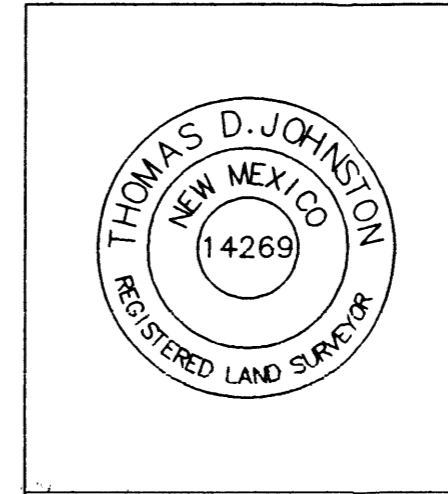
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#	1 014 058 463 381 12201	1 014 058 476 389 12208
	1 014 058 475 386 12207	1 014 058 474 381 12206
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	1 014 058 472 370 12203	1 014 058 470 365 12202
	1 014 058 463 381 12201	1 014 058 482 376 12209
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	1 014 058 491 380 12212	1 014 058 492 376 12213
	1 014 058 489 372 12214	1 014 058 489 368 12215
	1 014 058 499 371 12227	1 014 058 499 366 12226

PROPERTY OWNER OF RECORD:

PETE AND SARA, LLC

BERNALILLO COUNTY TREASURER'S OFFICE



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY

OWNER: PETE AND SARA, LLC  
 LOCATION: SEC. 17  
 T.10 N., R.3 E., N.M.P.M.  
 SPRINGER TRANSFER COMPANY'S  
 ADDITION NO. 1

DRAWN: T R J

SCALE:

FILE NO.

CHECKED: T D J

1" = 30'

SP-4-07-2008

DRAWING NO.  
 SP40708.DWG

9 MAY 2008

SHEET 1 OF 2

PLAT OF  
**LOT 11-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

COUNTY CLERK RECORDING LABEL HERE

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
 LOTS 6-13, BLOCK 2, SPRINGER TRANSFER COMPANY'S ADDITION NO. 1,  
 & A VACATED PORTION OF ARNO STREET, N.E.  
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2008

**BROADWAY BOULEVARD, N.E.**  
 (60' R.O.W.)

N 09° 46' 51" E

(S 86° 20' 00" E)  
 S 85° 59' 40" E

(235.45')  
 235.16'

TRACT "K", ROMERO LOTS  
 (REC. 6/22/1960 VOL. E7, FOLIO 149)

321.03'

S 23° 07' 46" E  
 ADDITIONAL RIGHT-OF-WAY ACQUIRED  
 FOR FRANCISCAN STREET, N.E.  
 (SEE NOTE 7)

TRACT 69-A  
 M.R.G.C.D. MAP 37  
 (N/F)

TRACT 69-B-1  
 M.R.G.C.D. MAP 37  
 (N/F)

TRACT 69-B-2  
 M.R.G.C.D. MAP 37  
 (N/F)

**SPRUNK ROAD, N.E.**  
 (20' R.O.W.)

TRACT 75-B  
 M.R.G.C.D. MAP 37  
 (N/F)

**LOT 11-A  
 BLOCK 1**  
 (2.2183 ac.)

**VACATED ARNO STREET, N.E.**  
 (W. D. REC. 5/14/1957 BK. D386, P. 209)

**ARNO STREET, N.E.**  
 (60' R.O.W.)

PUBLIC ROADWAY EASEMENT  
 GRANTED BY THIS PLAT  
 (SEE NOTE 8)

R=45.00'  
 L=83.34'  
 Δ=106°06'29"  
 Ch: N 88°20'41" E, 71.93'

S 10°10'53" W  
 (S 08°12'00" W)

ACS MONUMENT "B-115"  
 x=1,526,869.928  
 y=1,499,021.809  
 Delta Alpha: -00°13'05.6"  
 Ground-to-grid:  
 0.999675053  
 NAD83 CENTRAL ZONE  
 NAD 83

N 80° 49' 50" W  
 (N 81° 21' 00" W)

REMAINING PORTION LOT 5

BLOCK 1, SPRINGER TRANSFER CO.'S ADDITION NO. 1  
 (5/28/1946 VOL. 01, FOLIO 45)

REMAINING PORTION LOT 18

199.82'  
 (199.83')

N 84° 55' 35" W  
 (N 86° 20' 00" W)

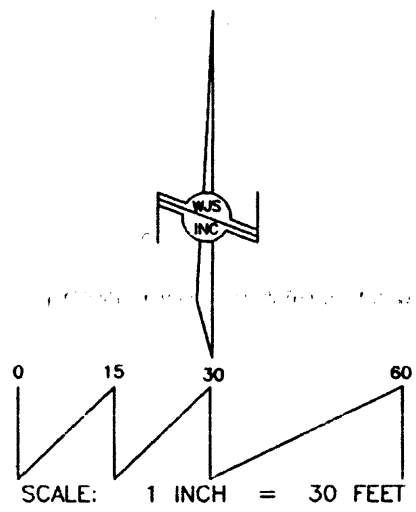
LOT 6

259.87'  
 (260.17')

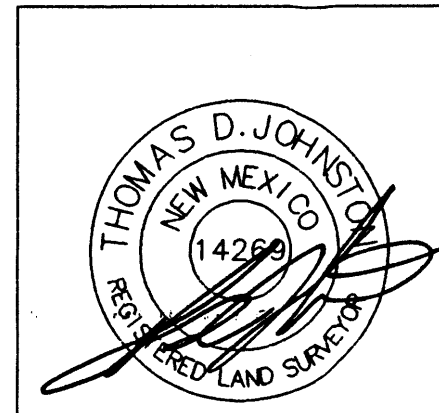
LOT 5-A

LOT 18-A

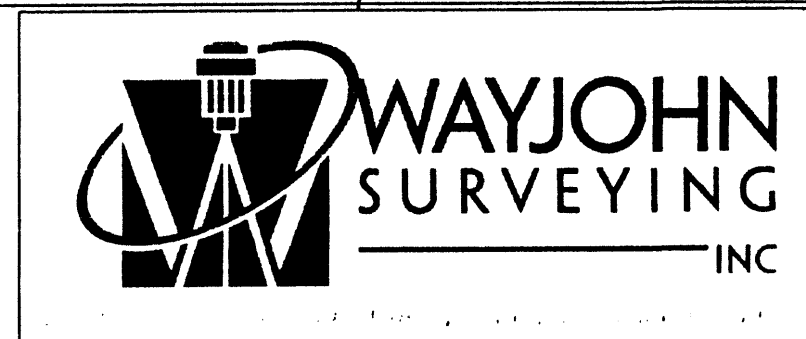
BLOCK 2, SPRINGER TRANSFER CO.'S ADDITION NO. 1  
 (5/9/2000 VOL. 2000C, FOLIO 147)



- FOUND MONUMENT AS NOTED
- A: FOUND #5 REBAR - NO CAP
- B: FOUND PK NAIL AND DISK IN BUILDING FACE
- C: FOUND #4 REBAR AND CAP "LS 11224"
- D: FOUND 1/2" STEEL PIPE
- E: FOUND #4 REBAR AND CAP "LS 8686"
- F: FOUND FENCE POST AT CORNER - SET TAG "PS 14269"
- G: FOUND #4 REBAR AND CAP "LS 7711"
- H: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



6/25/2008



**330 LOUISIANA BLVD., N.E.**  
**ALBUQUERQUE, N.M. 87108**  
**PHONE: (505) 255-2052 FAX: (505) 255-2887**

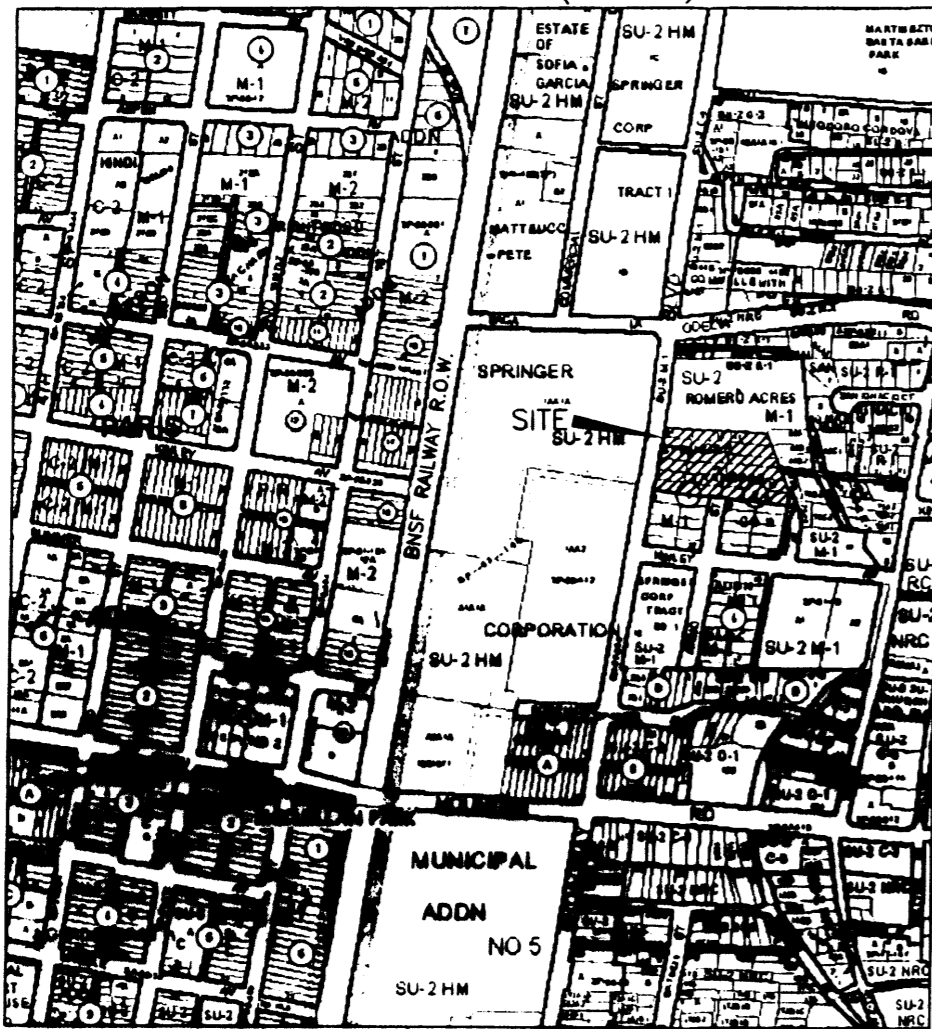
INDEXING INFORMATION FOR COUNTY  
 OWNER: PETE AND SARA, LLC  
 LOCATION: SEC. 17  
 T. 10 N., R. 3 E., N.M.P.M.  
 SPRINGER TRANSFER COMPANY'S  
 ADDITION NO. 1

DRAWN: T R J  
 CHECKED: T D J  
 DRAWING NO.  
 SP40708.DWG

SCALE:  
 1" = 30'  
 9 MAY 2008

FILE NO.  
 SP-4-07-2008  
 SHEET 2 OF 2

VICINITY MAP (J-14) NO SCALE



DOCH 2008085519

07/30/2008 03:02 PM Page: 1 of 2  
 PLAT R-112 08 8: 2008 P. 0169 M. Toulous Olivere, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Seven (7) through Seventeen (17), inclusive, together with portions of Lots numbered Five (5), Six (6) and Eighteen (18) in Block numbered One (1); and Lots numbered Six (6) and Seven (7) and portions of Lots Eight (8) through Thirteen (13), inclusive, in Block numbered Two (2) of the SPRINGER TRANSFER COMPANY'S ADDITION No. 1, City of Albuquerque, Bernalillo County, 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 May 8, 1946, in Volume C1, folio 45; together with that portion of vacated Arno Street, NE, lying between said Blocks 1 and 2, per warranty deed recorded May 14, 1957 in Book D386, page 209, and being more particularly described as follows: BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of Lot 13, Block 2, and being a point on the Westerly right of way line of Franciscan Street, NE, from whence the ACS Monument "9-J15" (x=1,526,869.926, y=1,489,021.809, NMSF Central Zone, NAD 1983) bears S 59° 00' 17" E, 3743.10 feet distant; THENCE leaving said right of way line, N 84° 55' 35" W, 259.87 feet to a point on the Westerly right of way line of Arno Street, NE; THENCE along said right of way line S 09° 35' 18" W, 9.21 feet; THENCE leaving said right of way line, N 80° 49' 50" W, 199.82 feet to the Southwest corner, being a point on the Easterly right of way line of Broadway Boulevard, NE; THENCE along said right of way line, N 09° 46' 51" E, 235.16 feet to the Northwest corner; THENCE leaving said right of way line, S 85° 59' 40" E, 321.03 feet to the Northeast corner, being a point on the Westerly right of way line of Franciscan Street, NE; THENCE along said Westerly right of way line, S 23° 07' 46" E, 256.78 feet; THENCE continuing along said right of way line, S 10° 10' 53" W, 19.22 feet to the point of beginning and containing 2.2183 acres, more or less.

PLAT OF  
**LOT 11-A, BLOCK 1, SPRINGER  
 TRANSFER COMPANY'S ADDITION NO. 1**

A REPLAT OF LOTS 7-17, BLOCK 1; PORTION OF LOTS 5, 6, & 18, BLOCK 1;  
 LOTS 6-13, BLOCK 2, SPRINGER TRANSFER COMPANY'S ADDITION NO. 1,  
 & A VACATED PORTION OF ARNO STREET, N.E.  
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2008

PROJECT NUMBER: 1007304

Application Number: 08 DEB-70293

City Approvals:

[Signature] 6-26-08  
 City Surveyor Date

[Signature] 7-11-08  
 Traffic Engineering, Transportation Division Date

[Signature] 7-7-08  
 ABCWUA Date

[Signature] 7/9/08  
 Parks and Recreation Department Date

[Signature] 7/9/08  
 AMAFCA Date

[Signature] 7/9/08  
 City Engineer Date

[Signature] 7/9/08  
 Dept Chairperson, Planning Department Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. J-14
3. Gross acreage 2.2183 Ac.
4. Existing number of platted lots 20  
 Replatted number of lots 1

LOG NO. 2008260232

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
5. The portions of Lots 5, 6 & 18 and vacated right of way of Arno Street, NE are described in Warranty Deed recorded May 14, 1957 in Book D 386, page 209.
6. An existing Thirty foot (30') easement granted to the City of Albuquerque by document recorded in Book D184, page 417 and in Book D236, page 451. Easement superseded by acquisition of Right of Way - see note 7
7. Additional Right-of-way acquired by the City of Albuquerque by warranty deed recorded June 20, 2008, as document No. 2008070351.
8. A Public Roadway easement granted to the City of Albuquerque by this plat.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating one lot from twenty lots and portions of lots and vacated Arno Street, NE right of way, and to grant easements.

FREE CONSENT

The platting of the property as described above, dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants, and granting of all public and private easements is with the free consent and in accordance with the desires of the undersigned owners. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

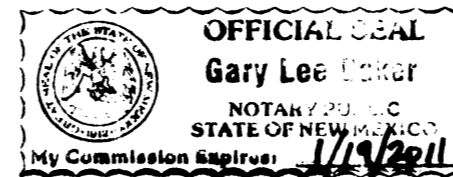
[Signature] 6/26/08  
 Pete L. Marquez, Managing Partner, Pete and Sara, LLC Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 26th day of June, 2008, the foregoing instrument was acknowledged before me by Pete L. Marquez, Managing Partner, Pete and Sara, LLC.

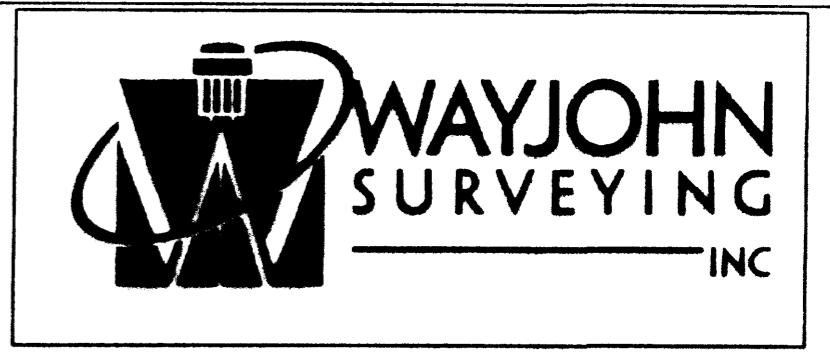
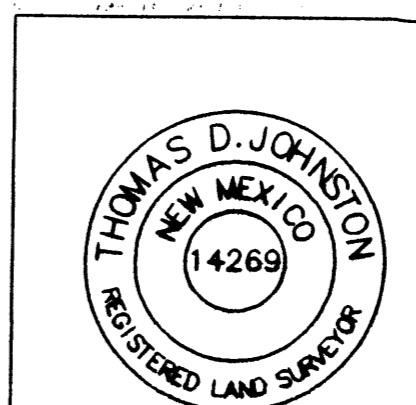
My Commission expires 1/19/2011  
[Signature]  
 Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 6/25/2008  
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



INDEXING INFORMATION FOR COUNTY OWNER: PETE AND SARA, LLC LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. SPRINGER TRANSFER COMPANY'S ADDITION NO. 1	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-4-07-2008
	CHECKED: T D J		
	DRAWING NO. SP40708.DWG	9 MAY 2008	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 014 058 463 381 12201	1 014 058 476 389 12208
1 014 058 475 386 12207	1 014 058 474 381 12206
1 014 058 474 378 12205	1 014 058 473 373 12204
1 014 058 472 370 12203	1 014 058 470 365 12202
1 014 058 463 381 12201	1 014 058 482 376 12209
1 014 058 492 388 12210	1 014 058 491 384 12211
1 014 058 491 380 12212	1 014 058 492 376 12213
1 014 058 489 372 12214	1 014 058 489 368 12215
1 014 058 499 371 12227	1 014 058 499 366 12226

PROPERTY OWNER OF RECORD:  
 PETE AND SARA, LLC

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 7-30-08

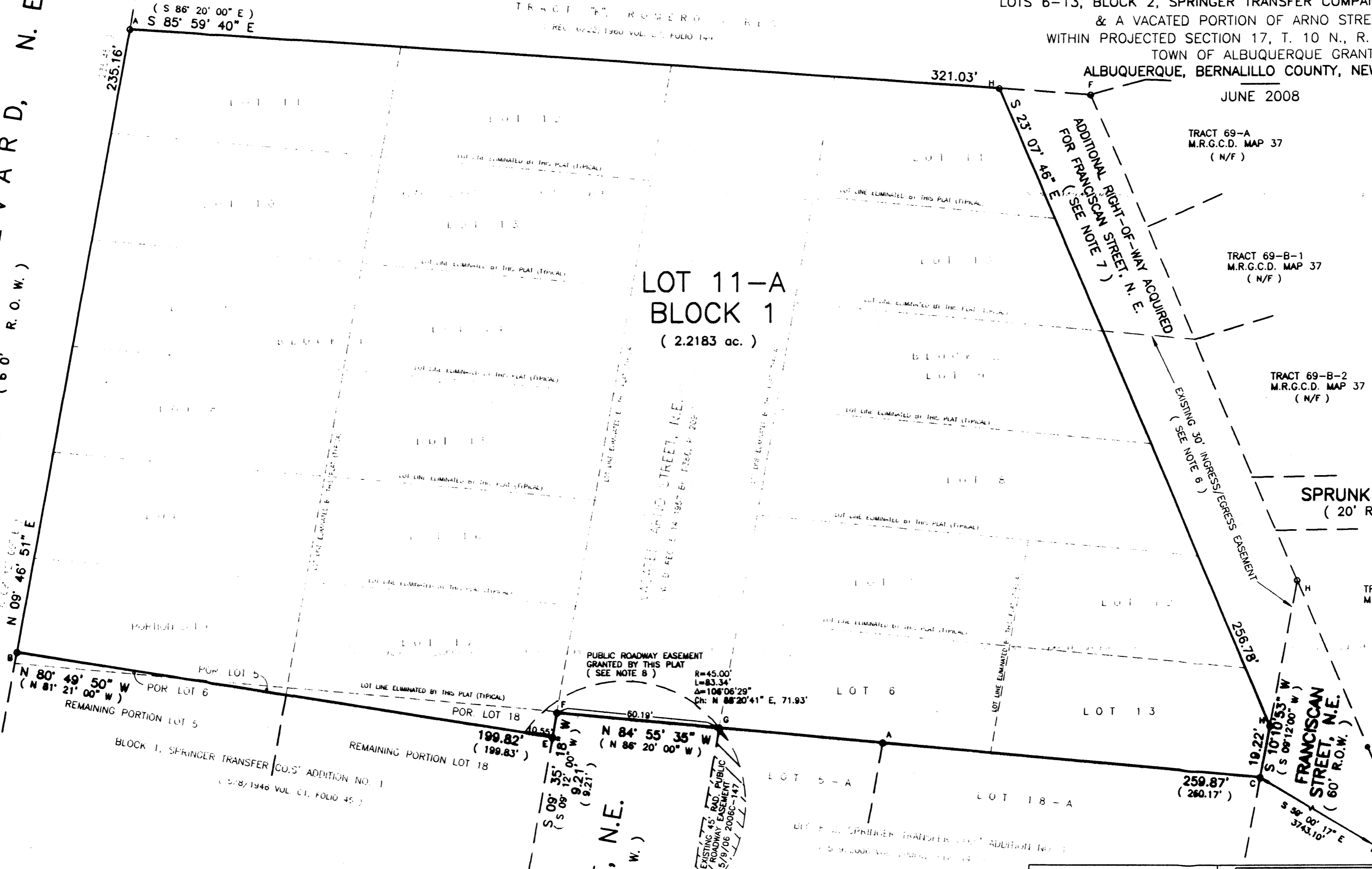


DOC# 2008085519  
 07/30/2008 03:02 PM Page: 2 of 2  
 PLAT R: \$12.00 B: 2008C P: 0169 M. Tulous Olivere, Bernalillo Cour  
 COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
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 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2008

**BROADWAY BOULEVARD, N.E.**  
 (60' R.O.W.)



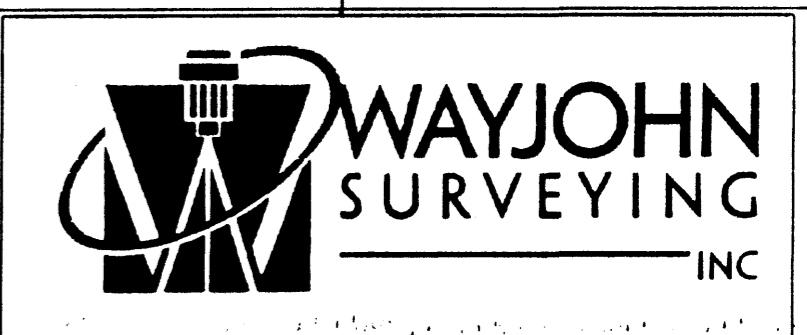
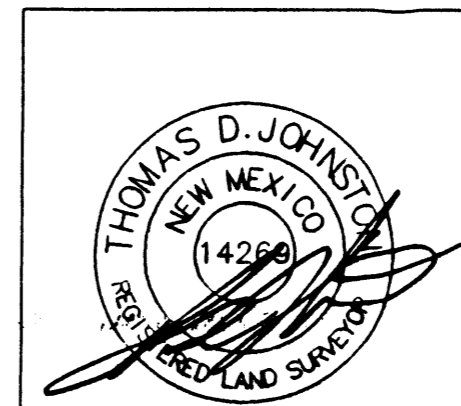
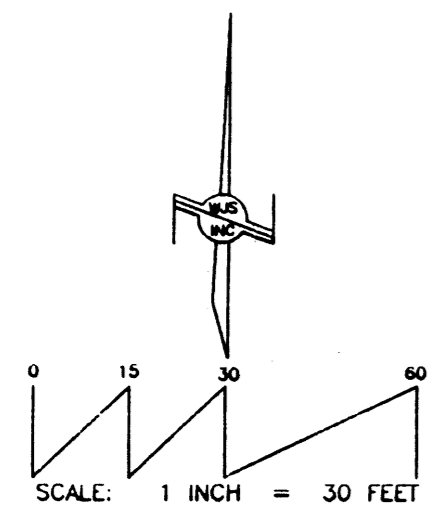
**LOT 11-A  
 BLOCK 1**  
 (2.2183 ac.)

**ARNO STREET, N.E.**  
 (60' R.O.W.)

**SPRUNK ROAD, N.E.**  
 (20' R.O.W.)

**FRANCISCAN  
 STREET, N.E.**  
 (60' R.O.W.)

- O FOUND MONUMENT AS NOTED
- A: FOUND #5 REBAR - NO CAP
- B: FOUND PK NAIL AND DISK IN BUILDING FACE
- C: FOUND #4 REBAR AND CAP "LS 11224"
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6/25/2008