

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) OF THE PALMS ADDITION, 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 JULY 14, 1945 IN VOLUME C1, PAGE 99.

ACS STATION "NM-448-C1"
 X=1505010.213
 Y=1485337.932
 GRD TO GRID=0.999682094
 Δκ = -00° 15' 36.48"
 CENTRAL ZONE, NAD 1983

**PLAT OF
 LOTS 7-A, 7-B AND 7-C
 PALMS ADDITION**

WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2008

PROJECT NUMBER: 1007402

APPLICATION NUMBER: _____

UTILITY APPROVALS:

Fernando Vigil 10-29-08
 PNM ELECTRIC SERVICES DATE
Fernando Vigil 10-29-08
 PNM GAS SERVICES DATE
Donald R. Babin 10/2/08
 QWEST TELECOMMUNICATIONS DATE
Kenneth Barber 10-30-08
 COMCAST DATE
 N/A
 NEW MEXICO UTILITIES DATE

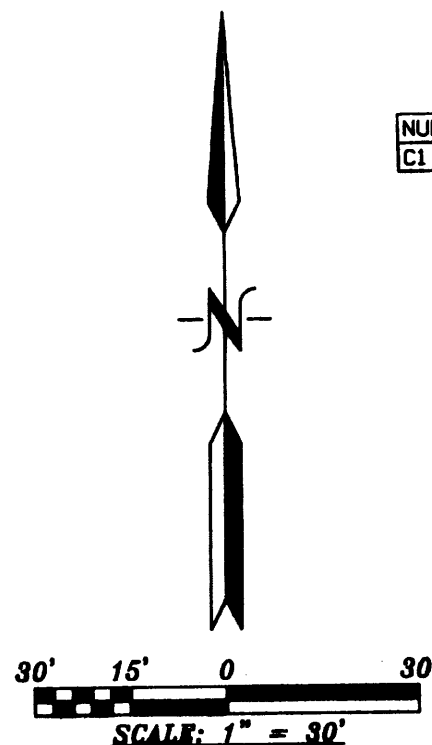
CITY APPROVALS:

[Signature] 9-16-08
 CITY SURVEYOR DATE
 N/A
 *REAL PROPERTY DIVISION (CONDITIONAL) DATE
 N/A
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
[Signature] 10-29-08
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 10-1-08
 ABCWUA DATE
[Signature] 10-1-08
 PARKS AND RECREATION DEPARTMENT DATE
Bradley L. Bingham 10-1-08
 AMAFCA DATE
Bradley L. Bingham 10/1/08
 CITY ENGINEER DATE
[Signature] 10-1-08
 DRP CHAIRPERSON, PLANNING DEPARTMENT DATE

DOCN 2008119542
 11/04/2008 19:51 on Page: 1 of 1
 PLAT R: 37.00 S: 2000C: 0246 N: Toulous Oliveira, Bernalillo Count

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°05'11"	N 60°04'02" W	30.00	47.17	42.46

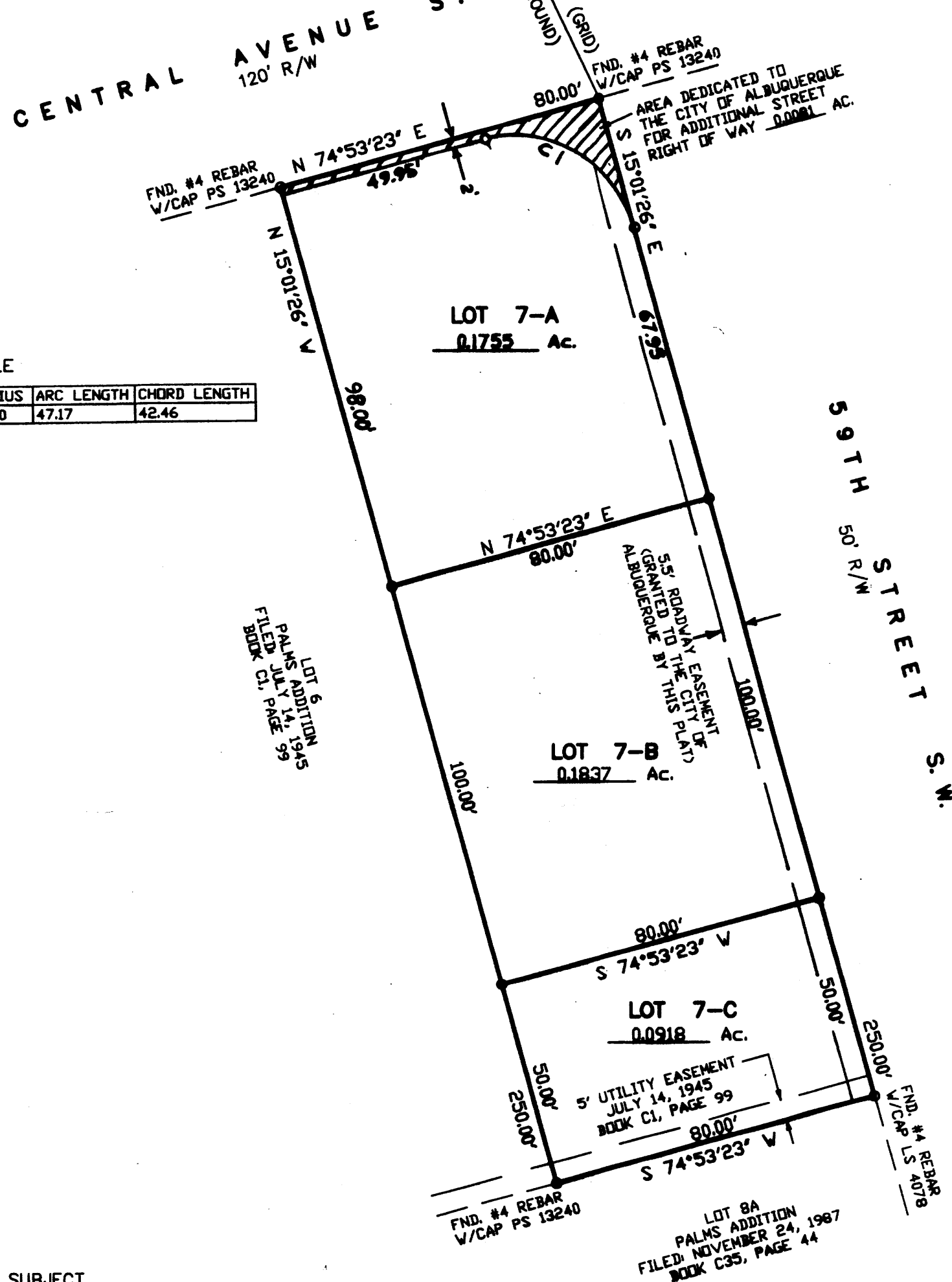


PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 7 INTO 3 LOTS, DEDICATE ADDITIONAL RIGHT OF WAY 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: 0.4591 ACRES.
- 4: TALOS LOG NO. 2008143861.
- 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: AUGUST, 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 ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT



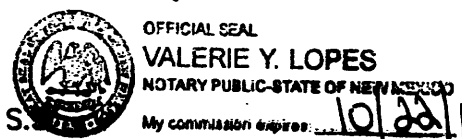
FREE CONSENT

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 AND DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature]
 TOM C DE BACA DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 12 DAY OF September, 2008
 BY: *[Signature]* Agueda Cree Bace P.C.
 OWNERS NAME
 MY COMMISSION EXPIRES: 10/28/10 BY: *[Signature]* Valerie Lopes
 NOTARY PUBLIC



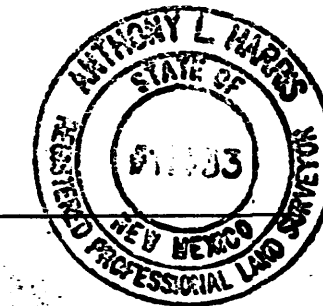
SURVEYORS CERTIFICATE:

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.

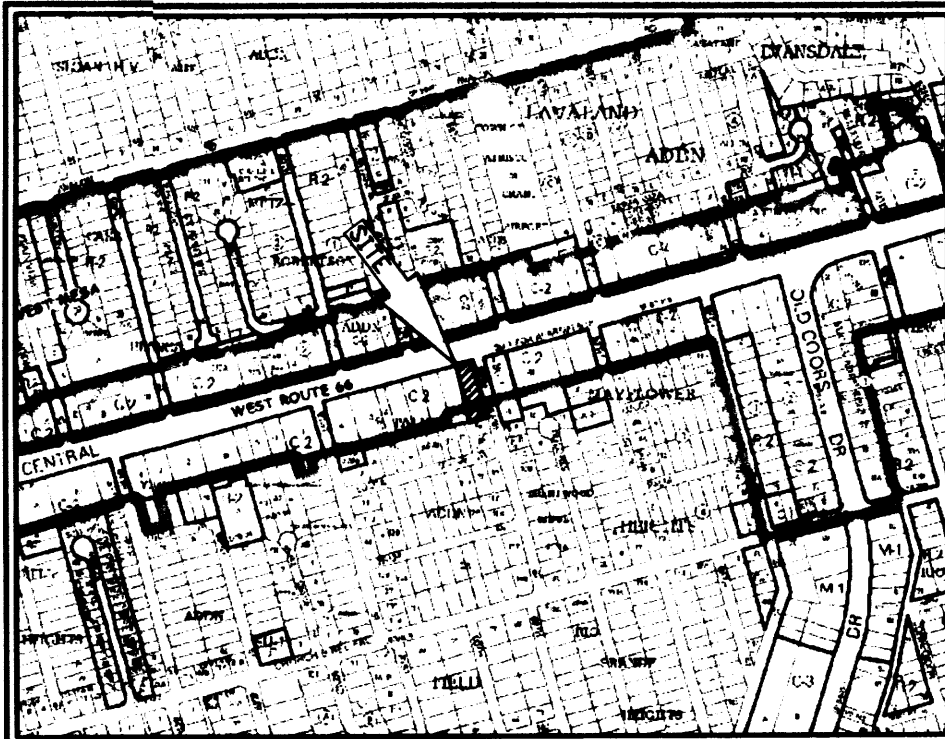
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 13th DAY OF Sept., 2008.

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



08-0793.DWG (AUGUST, 2008)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 101105721330520412
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 10/21/08

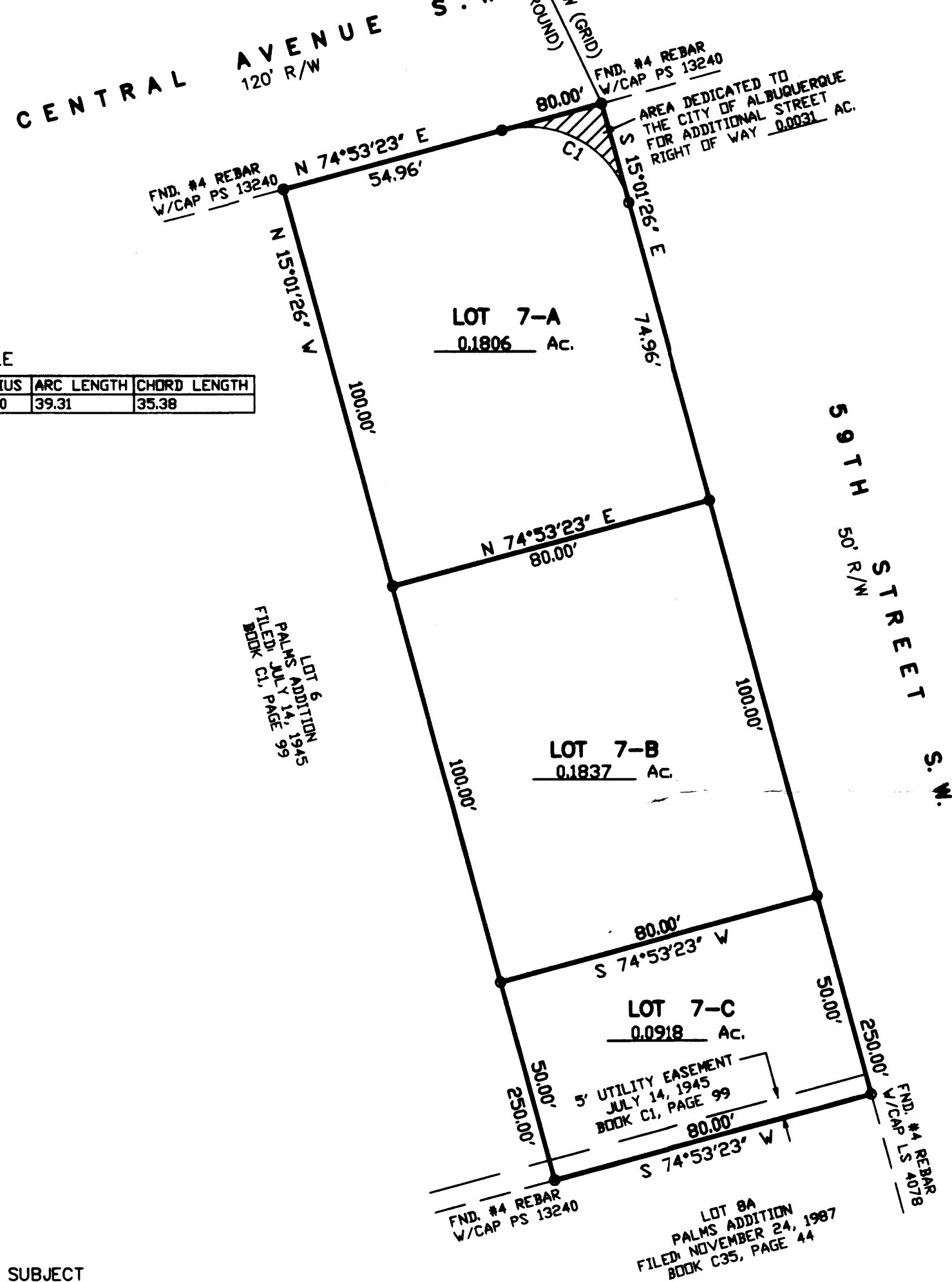


VICINITY MAP No. K-11

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) OF THE PALMS ADDITION, 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 JULY 14, 1945 IN VOLUME C1, PAGE 99.

ACS STATION "NM-448-C1"
 X=1505010.213
 Y=1485337.932
 GRD TO GRID=0.999682094
 Δα = -00° 15' 36.48"
 CENTRAL ZONE, NAD 1983

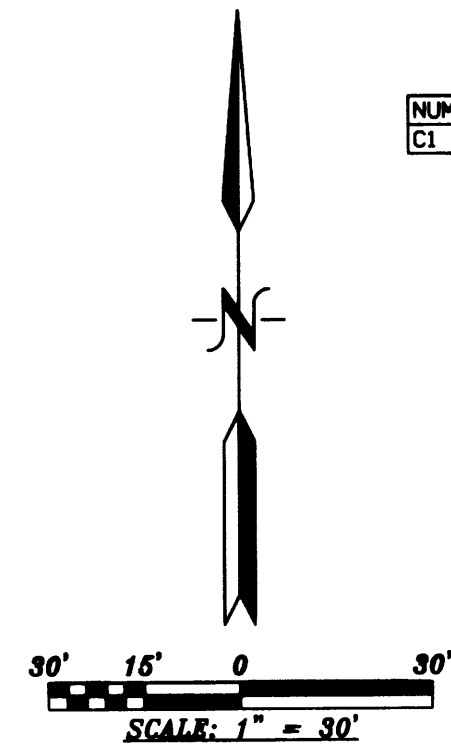


**PLAT OF
 LOTS 7-A, 7-B AND 7-C
 PALMS ADDITION**

WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2008

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°05'11"	S 60°04'02" E	25.00	39.31	35.38



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 7 INTO 3 LOTS, DEDICATE ADDITIONAL RIGHT OF WAY 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: 0.4591 ACRES.
- TALOS LOG NO. 2008143861.
- 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: AUGUST, 2008.
- 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

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 [Signature] 9-16-08 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 _____

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 AND DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature]
 TOM C DE BACA DATE _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

OFFICIAL SEAL
 VALERIE Y. LOPES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 10/22/10

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 12 DAY OF September, 2008

BY: [Signature]
 OWNERS NAME

MY COMMISSION EXPIRES: 10/22/10 BY: [Signature]
 NOTARY PUBLIC

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 13th DAY OF Sept., 2008.

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



W&S SURVEYING, INC.
 1010 S. MONTANA STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8868 FAX: (505) 889-8845

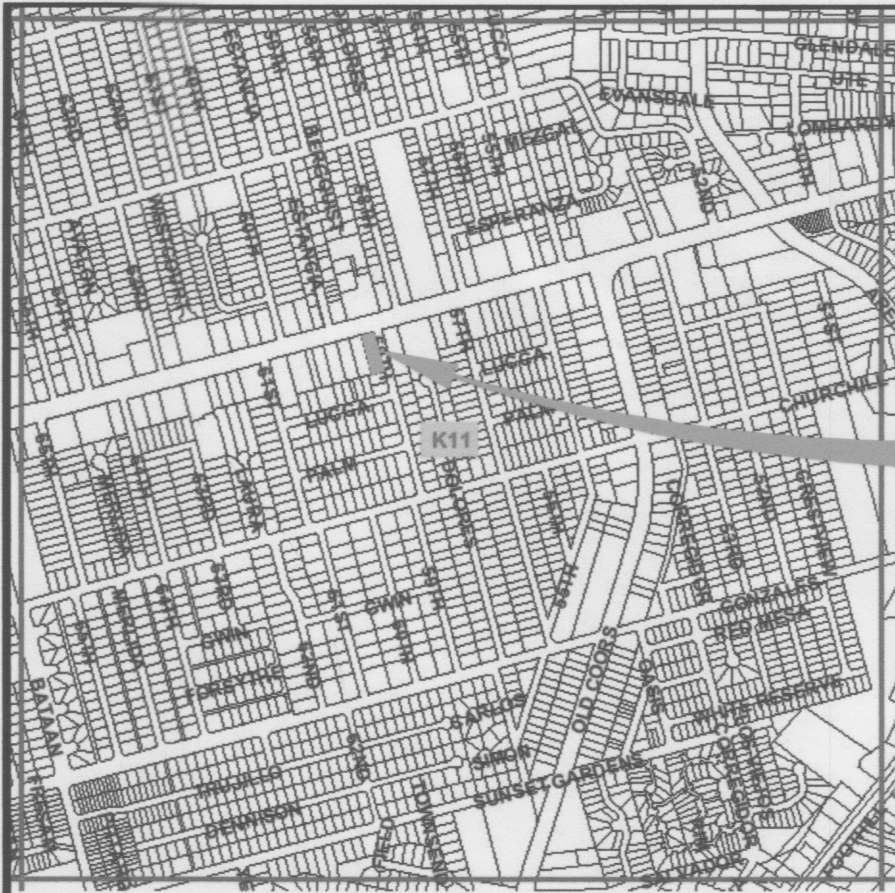
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
 LOT 7A & LOT 7B
 PALMS ADDITION

A REPLAT OF
 LOT 7 OF PALMS ADDITION

IN
 SECTION ??, T??N, R?E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2008

SUBDIVISION CASE NUMBER: xxxxxxxxx



VICINITY MAP (NTS)
 ZONE ATLAS PG K-11



CENTRAL AVENUE

59TH STREET

LOT 6
 PALMS ADDITION
 FIELD 07/14/1945
 BOOK C1, FOLIO 99

LOT 7A
 AREA = 0.3857 AC
 16799.99 SQ FT

LOT 7B
 AREA = 0.0736 AC
 3204.47 SQ FT

LOT 6
 PALMS ADDITION
 FIELD 11/24/1987
 BOOK C35, FOLIO 44

SKETCH PLAT

LEGEND:

- MONUMENT
- FOUND REBAR
- SET REBAR W/CAP 11769
- SURVEY BOUNDARY
- NEW LOT LINE
- EASEMENTS

GENERAL NOTE:

- NO PROPERTY WITHIN THE AREA OF THE REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION COVENANT, OR BUILDING 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

NOTES:

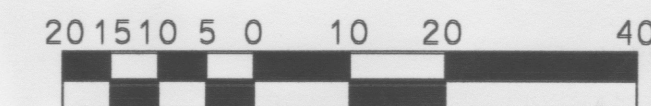
- LOT 7B IS A NON DEVELOPABLE LOT TO BE SOLD TO ADJACENT PROPERTY OWNER TO BE USED AS ACCESS FROM 59TH STREET TO EXISTING RESIDENCE.
- LOT 7A IS TO BE DEVELOPED IN THE FUTURE.

PROPOSED RETENTION POND IF REQUIRED

PROPOSED NEW LOT LINE



SCALE: 1"=20'



NM CONSULTANTS
 Quality
 NEW MEXICO QUALITY CONSULTANTS
 Construction Management, Surveying & Civil Engineering
 1016 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-3099 FAX: 505-254-4952

FILE: MATA	DATE	REVISION	DATE	APPROVED BY:
JOB# P08-005	07-26-2008			
DES. BY CCJR	07-26-2008			
DRW. BY CCJR	07-26-2008			
CHK. BY RL	07-26-2008			

SHEET
2 OF 2