

VICINITY MAP No. J-13



LEGAL DESCRIPTION

LOTS LETTERED 'A' AND 'B' OF THE FRANCES SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 29, 1971 IN VOLUME 86, FOLIO 14 AND TRACT 238-C-2-A AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 38, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "5-J13A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,515,633.327 AND Y=1,491,318.377 BEARS S 80°35'58" E, A DISTANCE OF 858.54 FEET RUNNING THENCE N 83°15'35" W, ALONG THE SOUTHERLY LINE OF MOUNTAIN ROAD, A DISTANCE OF 127.51 FEET TO A POINT OF CURVE;
 THENCE CONTINUING ALONG THE NORTHERLY LINE OF MOUNTAIN ROAD, 7.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 74°32'25" W, 7.58 FEET AND A CENTRAL ANGLE OF 17°26'22" TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF RIO GRANDE BOULEVARD;
 THENCE ALONG THE EASTERLY LINE OF RIO GRANDE BOULEVARD, 106.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 572.99 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 03°45'37" E, 106.28 FEET AND A CENTRAL ANGLE OF 10°30'34" TO A POINT OF TANGENCY;
 THENCE CONTINUING ALONG THE EASTERLY LINE OF RIO GRANDE BOULEVARD, N 01°27'25" W, A DISTANCE OF 269.69 FEET TO THE NORTHWEST CORNER;
 THENCE S 80°43'55" E, A DISTANCE OF 217.87 FEET TO THE NORTHEAST CORNER;
 THENCE S 03°20'05" W, A DISTANCE OF 299.93 FEET TO A POINT;
 THENCE N 80°43'55" W, A DISTANCE OF 64.59 FEET TO A POINT;
 THENCE S 01°16'05" W, A DISTANCE OF 89.83 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.6640 ACRES MORE OR LESS.

**PLAT OF
 LOTS A-1 AND B-1
 FRANCES SUBDIVISION**
 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
 AUGUST, 2008

PROJECT NUMBER: 1007547
 APPLICATION NUMBER: 08DRB-70465

PURPOSE OF PLAT:

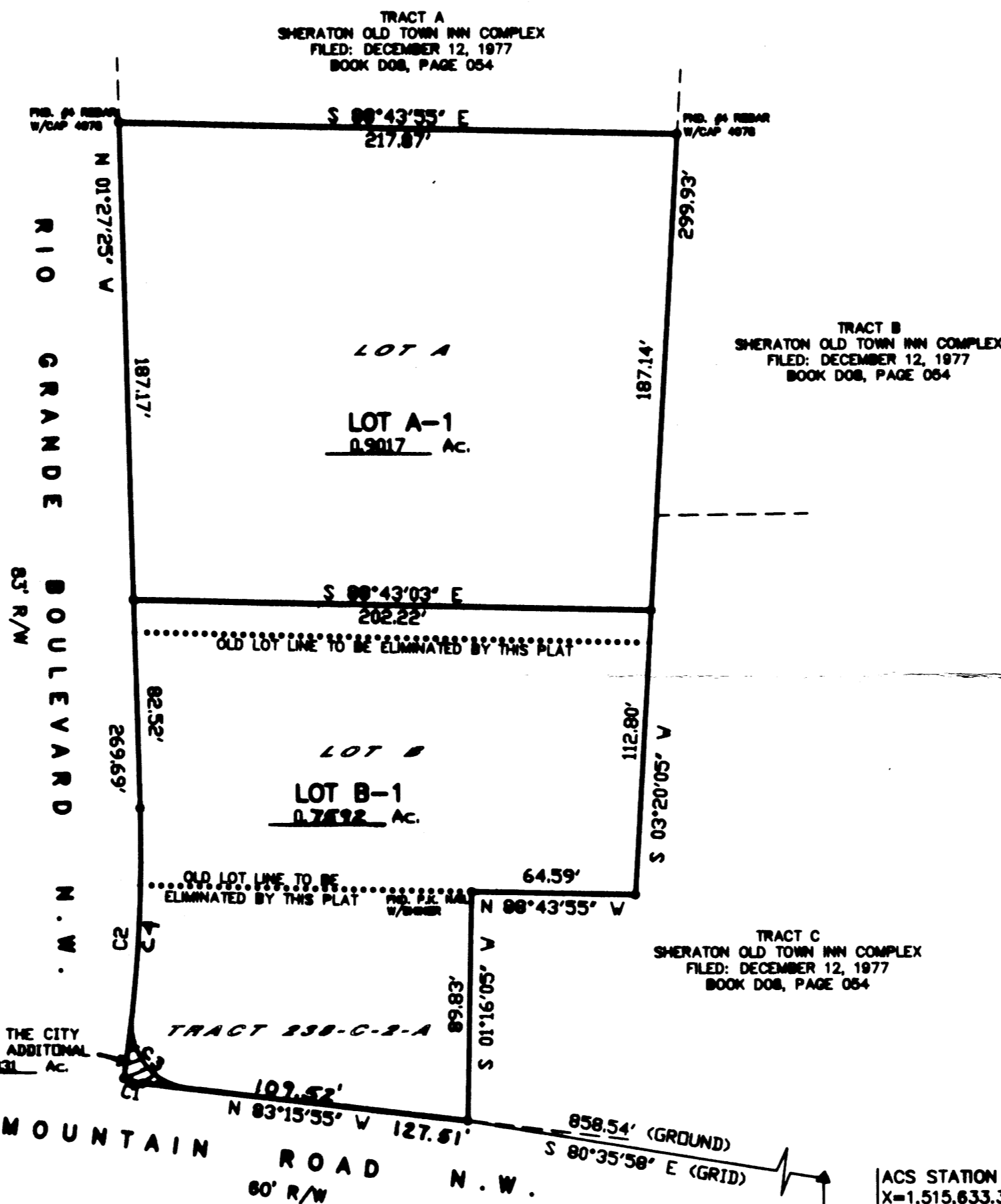
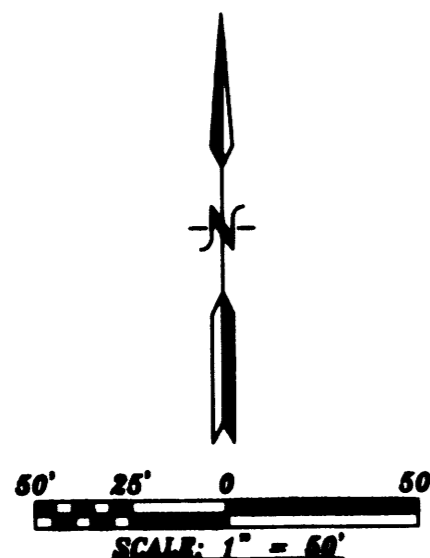
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS A, B AND TRACT 238-C-2-A INTO 2 LOTS, AND GRANT ANY EASEMENTS AS SHOWN.

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: 1.6640 ACRES.
- TALOS LOG NO. 2008057192
- 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: JULY, 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
- BY THE RECORDING OF THIS PLAT, A RECIPROCAL DRAINAGE, ACCESS, PEDESTRIAN ACCESS AND PARKING (FOR THE ROW OF PARKING THAT IS DIVIDED BY THE LOT LINE BETWEEN LOTS A-1 AND B-1) IS GRANTED BY THIS PLAT

CURVE TABLE

NUMBER	BETA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	17°26'22"	N 74°32'25" W	25.00	7.61	7.58
C2	10°30'34"	N 03°45'37" E	572.99	106.43	106.28
C3	89°38'07"	S 38°16'32" E	25.00	39.26	35.35
C4	88°15'31"	N 02°34'26" E	572.99	82.59	82.52



CITY APPROVALS:

CITY SURVEYOR: [Signature] DATE: 10-10-08

REAL PROPERTY DIVISION (CONDITIONAL): N/A DATE: _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): N/A DATE: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: [Signature] DATE: 11-12-08

ABCWUA: [Signature] DATE: 11-5-09

PARKS AND RECREATION DEPARTMENT: [Signature] DATE: 11/5/08

AMAFCA: [Signature] DATE: 11/5/08

CITY ENGINEER: [Signature] DATE: 11/12/08

DRE/CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 11-5-08

M.R.G.C.D.: N/A 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: N/A DATE: _____

DOCN 2008132955
 12/18/2008 03:15 PM Page: 1 of 1
 PLAT R: \$7.00 B: 2008C P: 0265 H: Toulous Olivere, Bernalillo Count

ACS STATION "5-J13A"
 X=1,515,633.327
 Y=1,491,318.377
 GRD TO GRID=0.999684462
 Δα = -00° 14' 23.54"
 CENTRAL ZONE, NAD 1983

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 FE SIMPLE TO THE LAND SUBDIVIDED, AND DOES HEREBY GRANT A RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT.

Larry P. Gutierrez Jane H. Gutierrez



ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 6th DAY OF October 2008

BY: [Signatures]
 OWNERS NAME

MY COMMISSION EXPIRES: 12/31/11 BY: [Signature]
 NOTARY PUBLIC

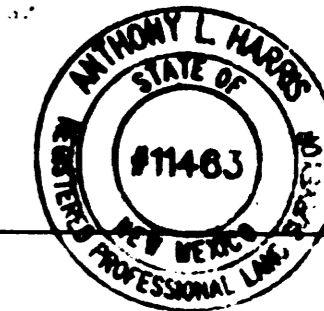
SURVEYORS CERTIFICATE:

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 8th DAY OF October, 2008.

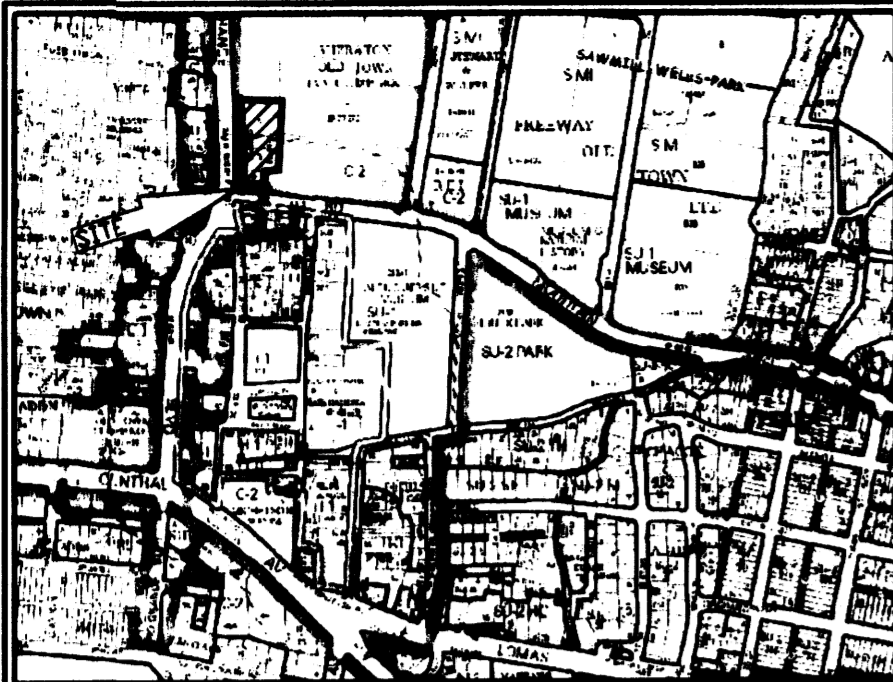
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463



WEBSITE: www.wescom.com PHONE: (505) 850-0000
 ADDRESS: 11110 N. I-25, Suite 100, Albuquerque, NM 87110 FAX: (505) 850-0005

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 10309874422017

PROPERTY OWNER OF RECORD: [Signature]
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 2-808



VICINITY MAP No. J-13



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 PROJECTED
 SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
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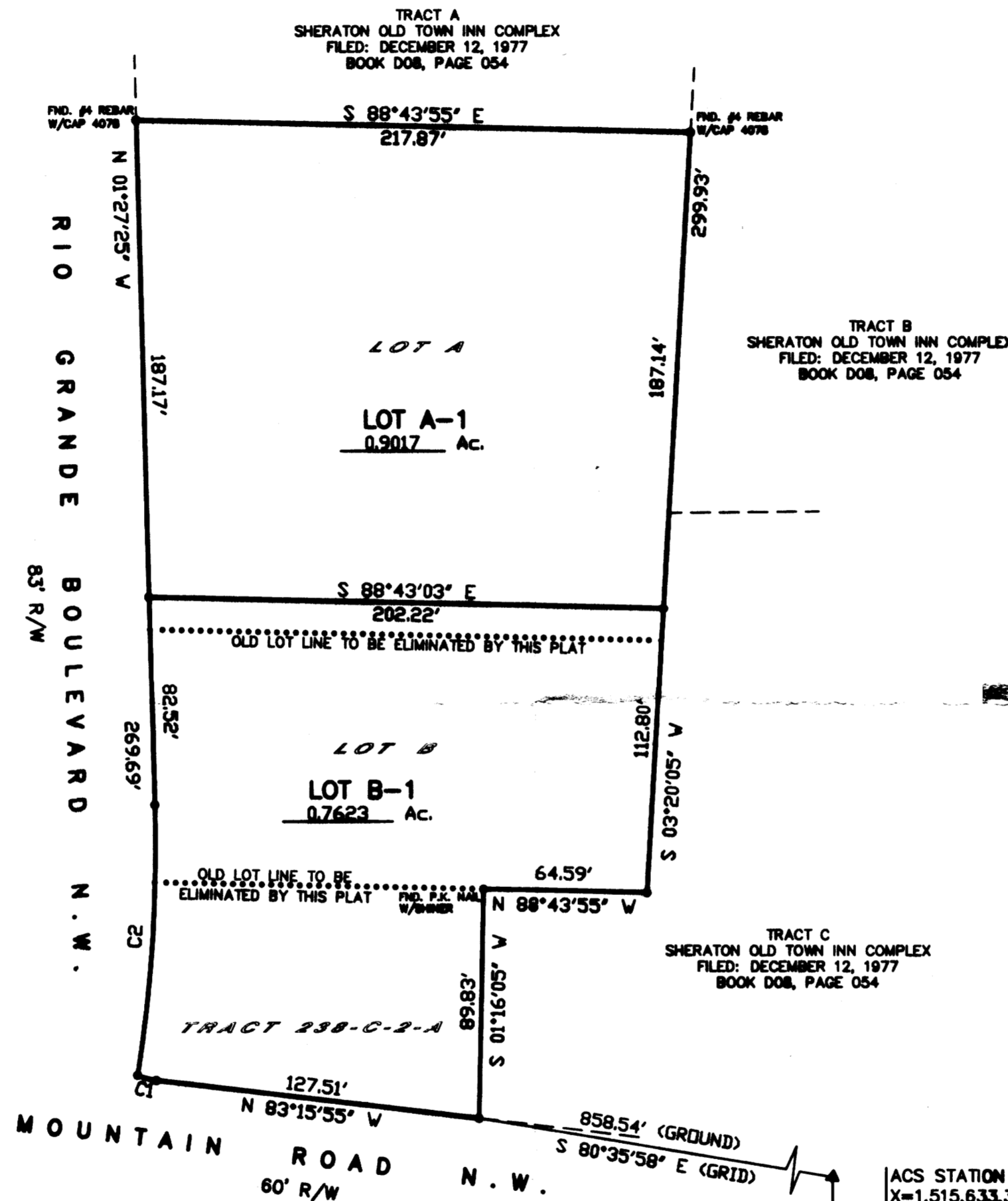
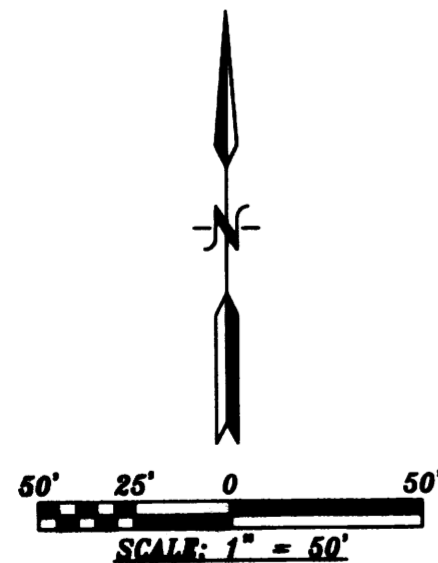
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CURVE TABLE

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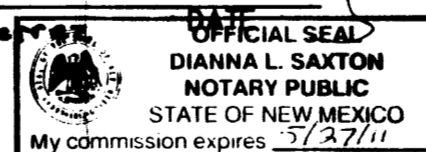
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[Signatures]
 Larry P. Gutierrez Jane H. Gutierrez

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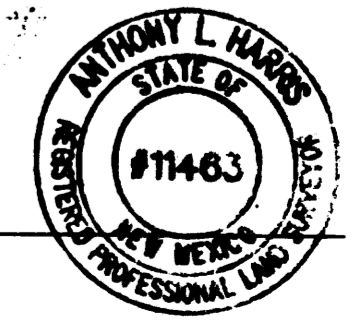
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[Signature]
 ANTHONY L. HARRIS, P.S. #11463



PHONE: (505) 880-8000
 FAX: (505) 880-8045