

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. 1007672
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: 3 DU/A
- 8) TALOS LOG No. 2009260480

**PROPERTY DESCRIPTION**

Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-B20" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northeast corner of the parcel herein described; thence N89°39'41"E a distance of 165.06 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described, a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W, along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
AND PAID ON UPC # 102006504106930203

PROPERTY OWNER OF RECORD *Master Homecrafters, Inc.*  
*Central Trust* 12/23/09  
BERNALILLO COUNTY TREASURER'S OFFICE

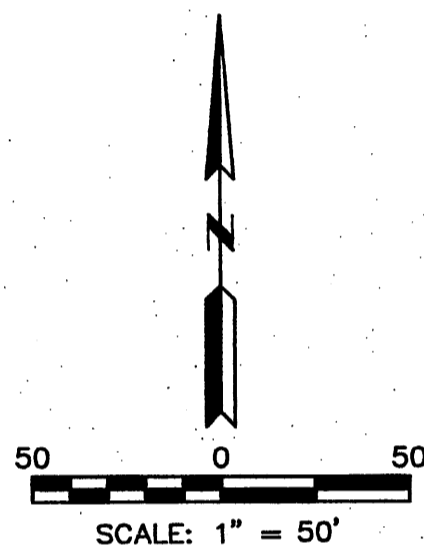
DOCH 2009139148  
12/23/2009 12:23 PM Page: 1 of 1  
PLAT # 157 00 B: 200909 09 0182 M: Toulous Olivera, Bernalillo Count

PLAT OF  
**LOT 30-A and 30-B**  
BLOCK 16, TRACT 1, UNIT 3  
NORTH ALBUQUERQUE ACRES SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 8  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2009

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1007672- APPLICATION NO. 09-70385

<i>Paul Chan</i>	12-23-09
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>Bradley d. Bingham</i>	12/23/09
CITY ENGINEER	DATE
<i>TC 15</i>	12/23/09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A Green</i>	12/23/09
ABCWA	DATE
<i>W.B. Hall</i>	6-24-09
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
<i>Christina Sanborn</i>	12/23/09
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley d. Bingham</i>	12/24/09
A.M.A.F.C.A.	DATE
<i>Fernando Vigil</i>	7-8-09
PNM ELECTRIC SERVICES	DATE
<i>Jim A. Lee</i>	7/20/2009
NEW MEXICO GAS COMPANY	DATE
<i>W. J. J. J.</i>	8/21/09
QUEST COMMUNICATIONS	DATE
<i>Robert North</i>	7-20-09
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
  - FOUND SURVEY MARKER AS DESCRIBED
  - P.U.E. PUBLIC UTILITY EASEMENT
  - △ CITY OF ALBUQUERQUE SURVEY MARKER

**CONSENT AND DEDICATION**

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

*John Schiffer*  
JOHN SCHIFFER, OWNER, MASTER HOMECRAFTERS, INC.

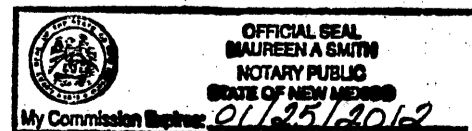
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

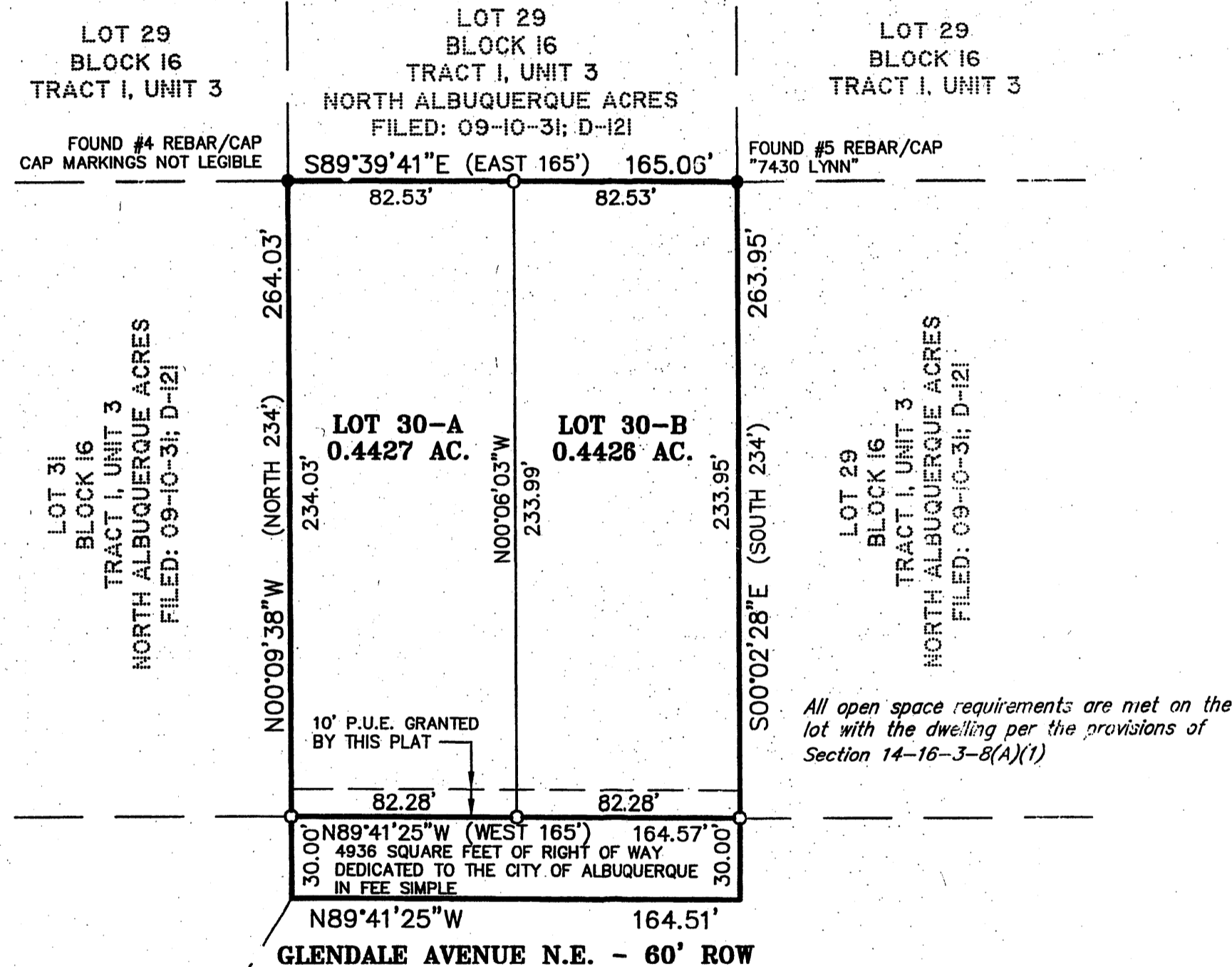
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF June, 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

*Maureen A. Smith*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/25/2012



ACS STATION "1-B20"  
Y=1524154.945  
X=1550483.349  
ELEV.=5477.179 - NAVD 1988  
COMBINED FACTOR=0.999651137  
DELTA-ALPHA=-00°0'24.45"  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD88)



All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1)

**PUBLIC UTILITY EASEMENTS**

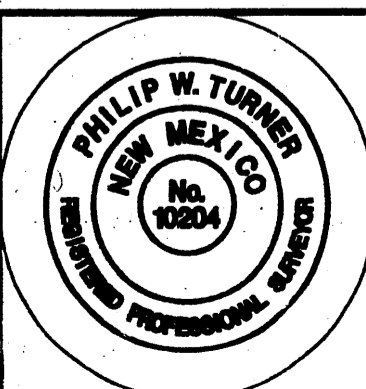
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
1. *New Mexico Gas Company* for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.  
2. *Public Service Company of New Mexico* for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.  
3. *Qwest* for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.  
4. *Cable TV* for installation, maintenance and service of such lines, cables and other related equipment and facilities reasonably necessary to provide Cable TV service.  
Included is the right to "add, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, and operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, 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 Grantor, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.  
Disclaimers:  
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or common right which may have been granted by prior plat, replat or other document and which are not shown on this plat.

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA ARE SHOWN IN PARENTHESSES.
  - 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
  - 5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.

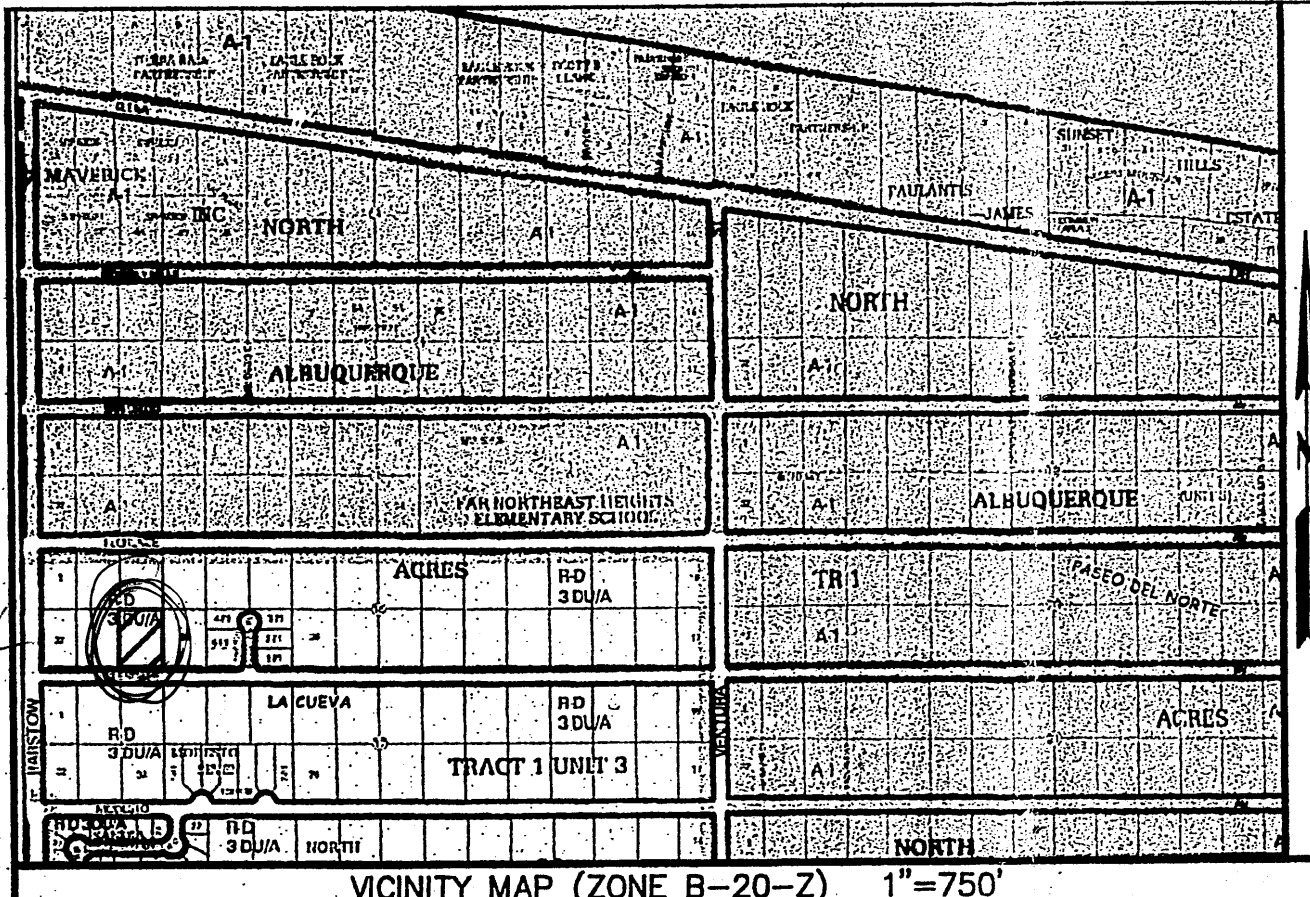
**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

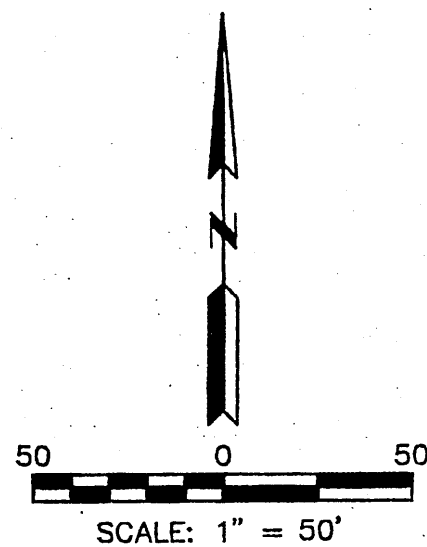
*Philip W. Turner* 6-22-09  
PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903



THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARKER AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ CITY OF ALBUQUERQUE SURVEY MARKER

CONSENT AND DEDICATION

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

*John Schiffer*  
JOHN SCHIFFER, OWNER, MASTER HOMECRAFTERS, INC.

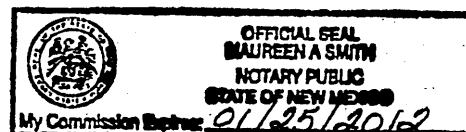
ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF June, 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

*Maureen A. Smith*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/25/2012



SUBDIVISION DATA

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. 1007672
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: 3 DU/A
- 8) TALOS LOG No. 2009260480

PROPERTY DESCRIPTION

Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-B20" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northwest corner of the parcel herein described; thence N89°41'25"E a distance of 164.51 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described, a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W, along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
AND PAID ON UPC # 102006504106930203

PROPERTY OWNER OF RECORD *Master Homecrafters Inc*  
*Central Trust* 12/23/09  
BERNALILLO COUNTY TREASURER'S OFFICE

DOCH 2009139148  
12/23/2009 12:23 PM Page: 1 of 1  
PLAT R: 17.00 B: 2009C P: 0182 M: Toulous Oliveira, Bernalillo Count

PLAT OF  
**LOT 30-A and 30-B**  
BLOCK 16, TRACT 1, UNIT 3  
NORTH ALBUQUERQUE ACRES SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 8  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2009

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1007672 APPLICATION NO. 09-70385

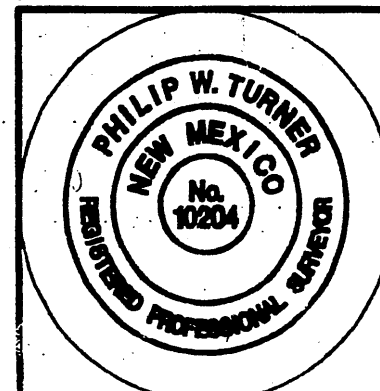
- Paul Chao* 12/23/09  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- Bradley D. Bingham* 12/23/09  
CITY ENGINEER DATE
- Roger A. Green* 12/23/09  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- W.B. Jahn* 6-24-09  
ABCWA DATE
- Christina Sandoval* 12/23/09  
CITY SURVEYOR, CITY OF ALBUQUERQUE DATE
- Bradley D. Bingham* 12/24/09  
PARKS AND RECREATION DEPARTMENT DATE
- A.M.F.C.A.* DATE
- Fernando Lopez* 7-8-09  
PNM ELECTRIC SERVICES DATE
- U.S. Gas* 7/20/2009  
NEW MEXICO GAS COMPANY DATE
- W. J. Jahn* 8/21/09  
QWEST COMMUNICATIONS DATE
- Robert North* 7-20-09  
COMCAST CABLE DATE

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 proposed plat. The foregoing requirement shall be a condition for approval of this plat. (Section 14-16-4-7(B))

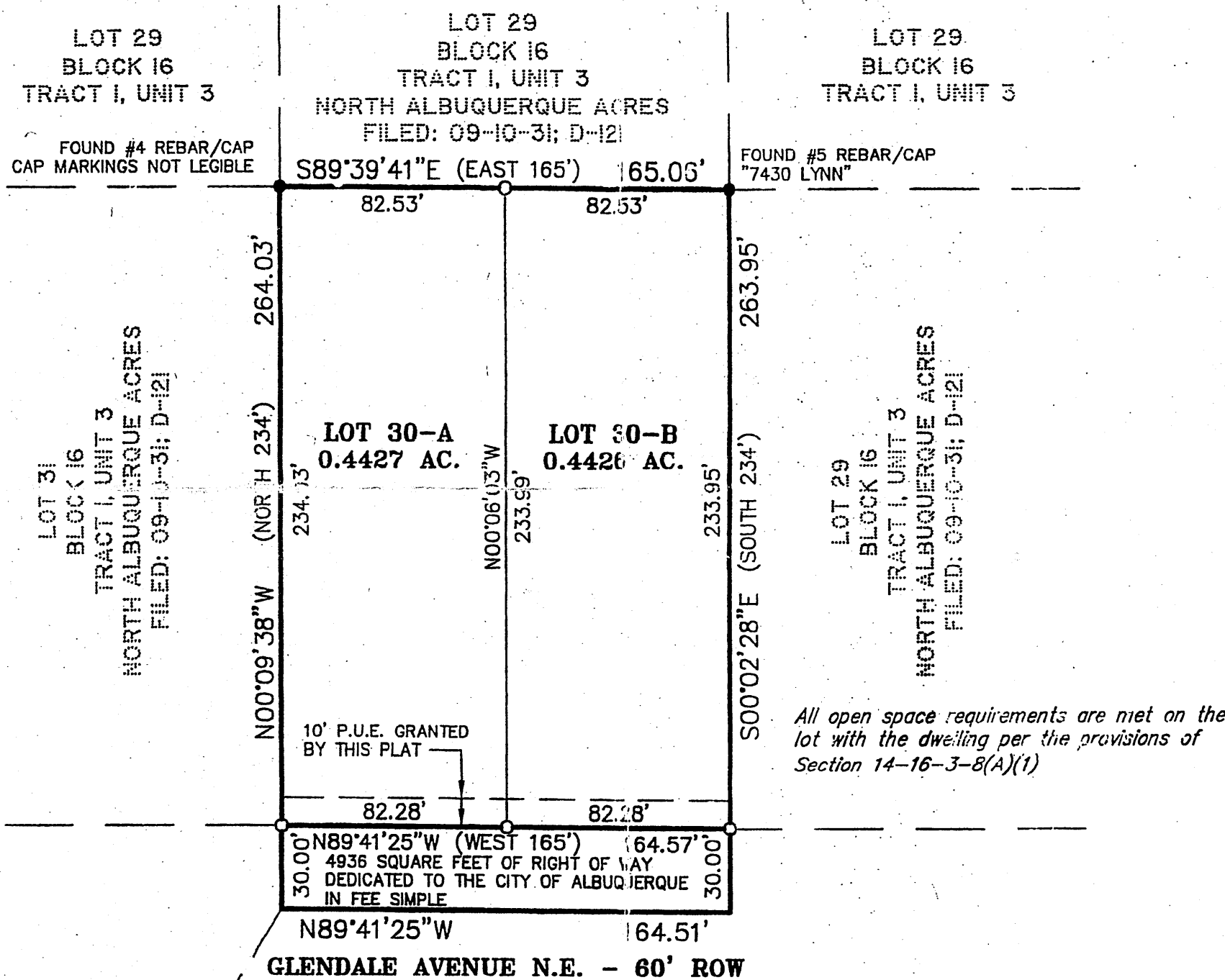
SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner* 6-22-09  
PHILIP W. TURNER N.M.P.S. 10204 DATE



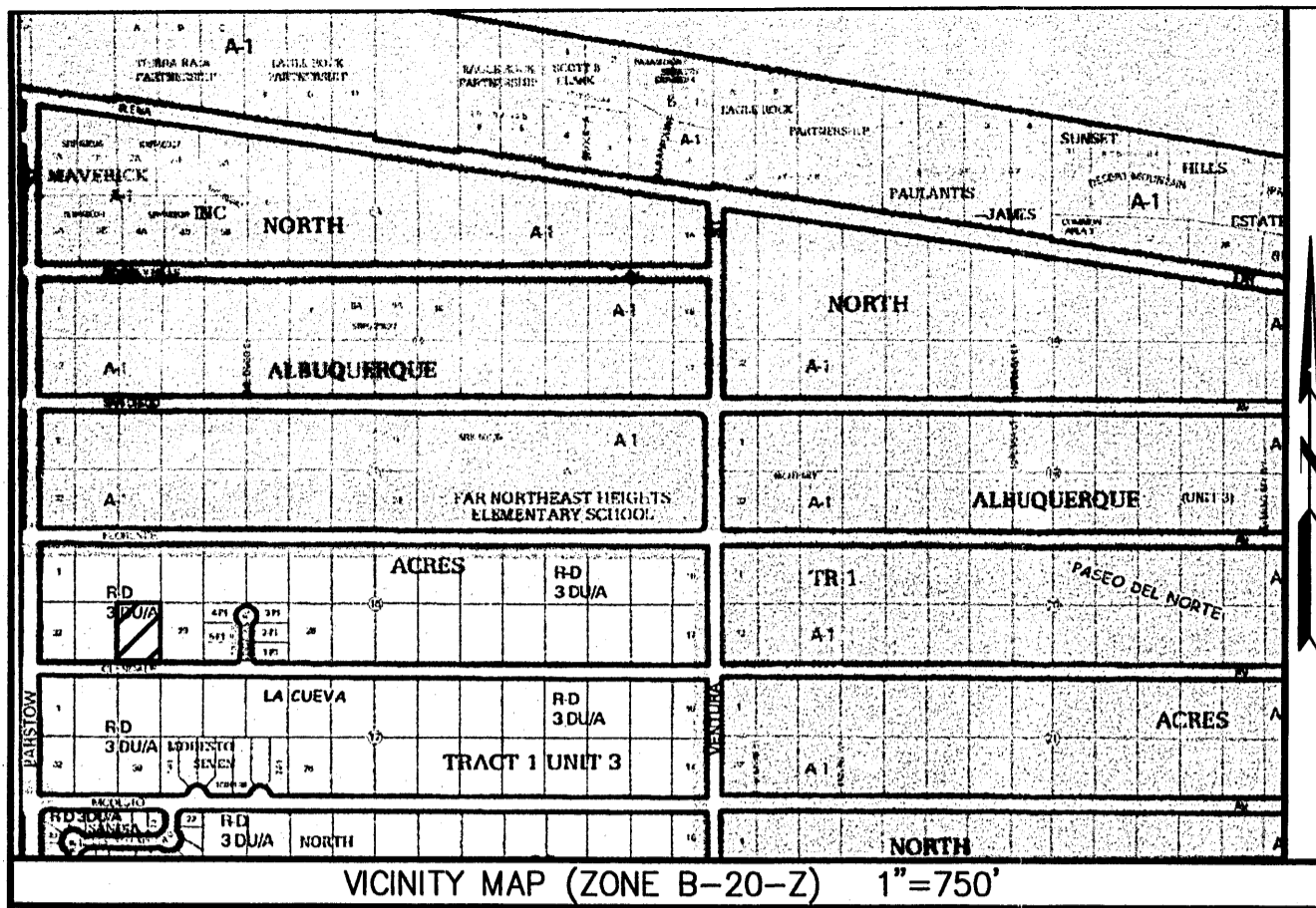
PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903



PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
1. 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.  
2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.  
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.  
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.  
Included is the right to locate, reconstruct, relocate, change, remove, modify, repair, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein, with the right to utilize the right of way and easement to extend services to customers of Qwest, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.  
Customer:  
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.



**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. B-20
- 3) GROSS SUBDIVISION AREA: 0.9986 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: 3 DU/A
- 8) TALOS LOG No. 2009260480

**PROPERTY DESCRIPTION**

Lot numbered Thirty (30) of Block 16 of Tract 1, Unit 3 of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on September 10, 1931, in Volume D, folio 121 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the southwest corner of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-B20" bears S31°38'00"W and 586.38 feet distant; thence N00°09'38"W a distance of 264.03 feet to the northwest corner of the parcel herein described; thence N89°39'41"E a distance of 165.06 feet to the northeast corner of the parcel herein described; thence S00°02'28"E a distance of 263.95 feet to the southeast corner of the parcel herein described, a point in the centerline of Glendale Avenue, Northeast; thence N89°41'25"W, along the centerline of Glendale Avenue, Northeast, a distance of 164.51 feet to the southwest corner and point of beginning and containing 0.9986 acres, more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 102006504106930203

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

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**LOT 30-A and 30-B**  
 BLOCK 16, TRACT 1, UNIT 3  
 NORTH ALBUQUERQUE ACRES SUBDIVISION

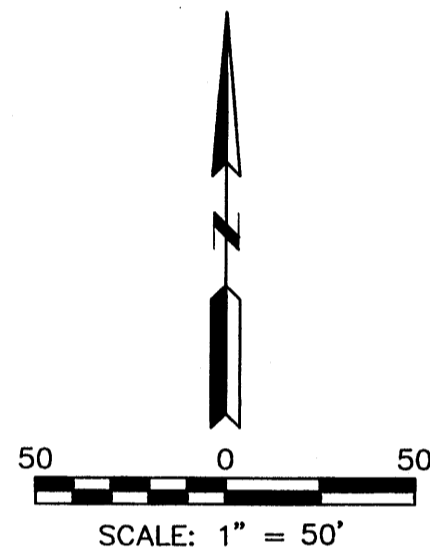
SITUATE WITHIN  
 PROJECTED SECTION 8  
 T.11N., R.4E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2009

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWIA	DATE
<i>Philip W. Turner</i>	6-24-09
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARKER AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ CITY OF ALBUQUERQUE SURVEY MARKER

**CONSENT AND DEDICATION**

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN GLENDALE AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS:

*John Schiffer*  
 JOHN SCHIFFER, OWNER, MASTER HOMECRAFTERS, INC.

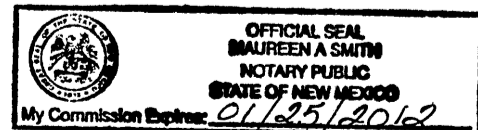
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO }

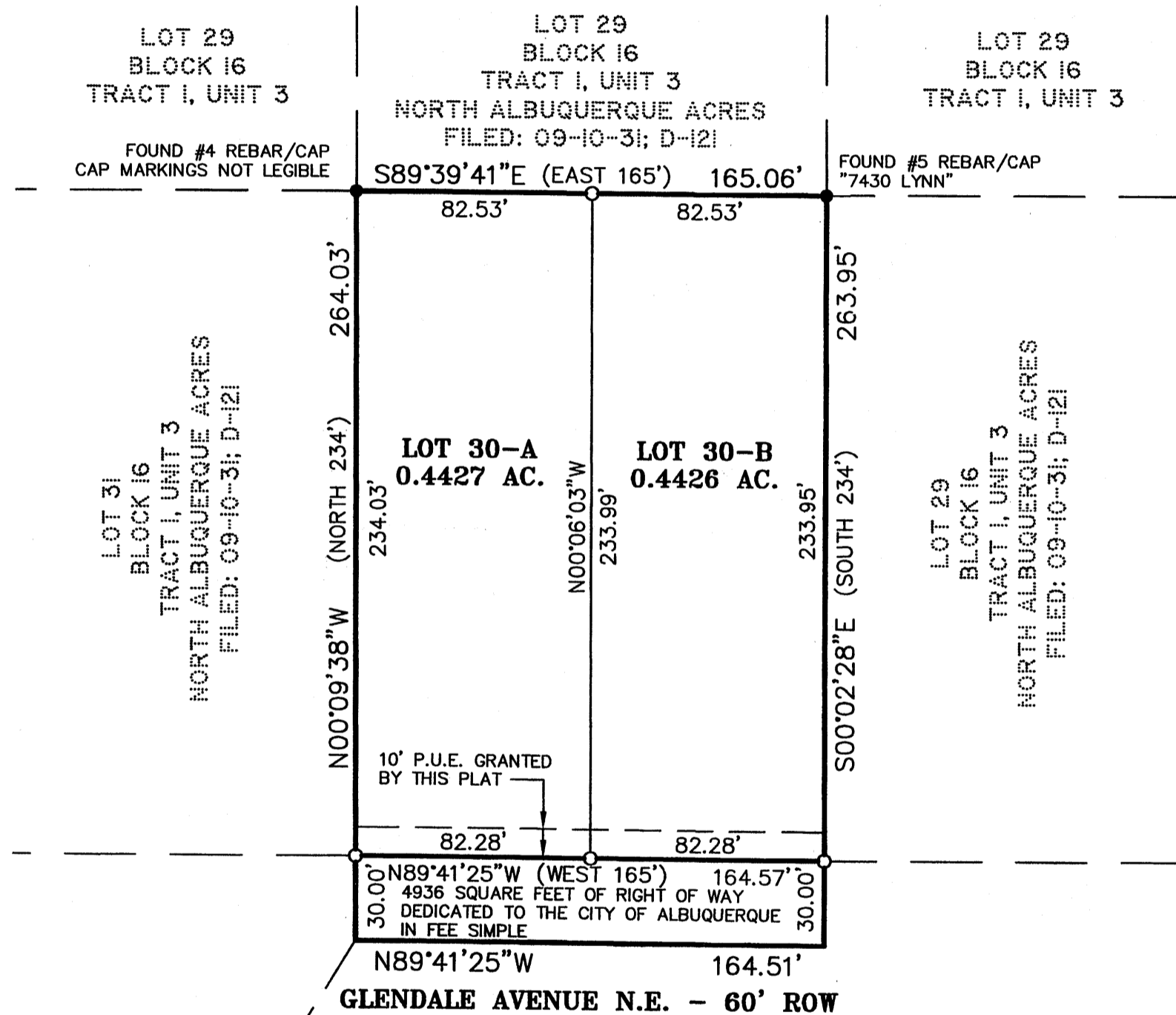
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF June 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

*Maureen A. Smith*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 01/25/2012



ACS STATION "1-B20"  
 Y=1524154.945  
 X=1550483.349  
 ELEV.=5477.179 - NAVD 1988  
 COMBINED FACTOR=0.999651137  
 DELTA-ALPHA=-00°10'24.45"  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD88)



**NOTES:**

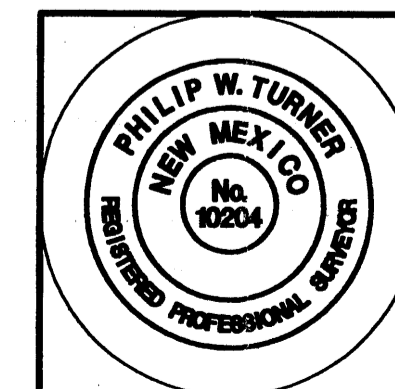
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.

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 proposed plat. The foregoing requirement shall be a condition for approval of this plat. (Section 14-14-4-7(B))

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner* 6-22-09  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
**OF NEW MEXICO**  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 881-2903