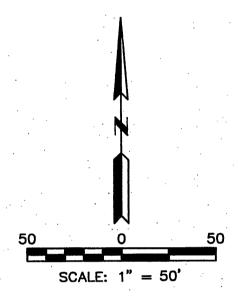


THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 30—A AND 30—B AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



LEGEND

O 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 puner, master homecrafters, inc.

ACKNOWLEDGMENT

STATE OF NEW MEXICO

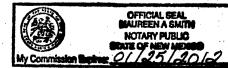
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 TO DAY OF Ques, 2009, BY JOHN SCHIFFER, OWNER OF MASTER

HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

Aurela (L. Milk)

NOTARY PUBLIC

MY COMMISSION EXPIRESOI /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. 207672

6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000

7) PROPERTY ZONING: 3 DU/A 8) TALOS LOG No. 2009260480

PROPERTY DESCRIPTION

N31°38'00"E

(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD88)

ACS STATION "1-B20" Y=1524154.945

ELEV.-5477.179 - NAVD 1988

COMBINED FACTOR=0.999651137 DELTA-ALPHA=-0010'24.45"

X=1550483.349

586.38

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.

•	LOT 29 BLOCK 16 TRACT I, UNIT 3 FOUND #4 REBAR/CAP CAP MARKINGS NOT LEGIBLE	LOT 29 BLOCK I6 TRACT I, UNIT 3 NORTH ALBUQUERQUE ACRES FILED: 09-I0-3I; D-I2I S89*39'41"E (EAST 165') 165.06' BLOCK I6 TRACT I, UNIT 3 TRACT I, UNIT 3 FOUND #5 REBAR/CAP "7430 LYNN"	
	LOT 3! BLOCK 16 TRACT I, UNIT 3 MORTH ALBUQUERQUE ACRES FILED: 09-10-3!, D-12! N00'09'38"W (NORTH 234') 264.03'	82.53' LOT 30-A 0.4427 AC. 10' P.U.E. GRANTED BY THIS PLAT BY THIS PLAT BY THIS PLAT 0.82.28' 0.89°41'25"W (WEST 165') 164.57'00 open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1) 82.28' 0.89°41'25"W (WEST 165') 164.57'00 open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1) 82.28' 0.89°41'25"W (MEST 165') 164.57'00 open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1) 82.28' 10' P.U.E. GRANTED BY THIS PLAT 10' P.U	
	/	N89'41'25"W 164.51' 	

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and join: use of:

1. New Merico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

12/23/2009 12:23 PM Page: 1 of 1 PLAT R:\$7.00 B: 2009C P: 0182 M. Toulous Olivere, Bernalillo Count

AND PAID ON UPC

102006504106930203

2. <u>Public Service Compony of New Mexico</u> for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical 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.

1. <u>Cobte TY</u> for installation, maintenance and service of such lines, cobtended other related equipment and facilities reasonably necessary to provide Cobte TY service.

nacuties reasonably necessary to provide Coste 17 Serice.

Included, is the right to full, rebuild, construct, reconstruct, locate relocate, change, remove, modify, renew, operate and maintain locilities for the purposes described at the, together with free access to, from, and over said right of way and easement, with the right and orivinege of going upon, over and across adjaining londs 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 Granter and to thin and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hat tub, concrete or wood pool decking, or other structure shall be recited or constructed on soid easements, nor shall any well be drilled or operated thereon.

<u>Disclaimer</u>
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, replat or other document and which are not shown on this plat.

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.

PLAT OF

I.OT 30-A and 30-B

PROPERTY OWNER OF RECORD MORCHOS INC

BLOCK 16, TRACT 1, UNIT 3

BERNALILIO COUNTY TREASURER'S OFFICE

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

Charles Charles	12-23-09
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
Bradly d. Bingham	12/23/09
CITY ENGINEER	DATE
465	12/23/09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Kozen X Allen	12/23/09
ABCW/A/	DATE
The tan	6-24-09
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
Christina Sandoral	12/23/09
PARKS AND RECREATION DEPARTMENT	DATE
Brasley & Burgham	12/24/09
A.M.A.F.C.A.	DATE
Ferrande (/ ege)	7-8-09
PNM ELECTRIC SERVICES	DATE
(my) a 1 to	7/20/2009
NEW MEXICO GAS COMPANY	DATE
M. eltisale.	81211001
QWEST-COMMUNICATIONS	DATE
Bribert Marth	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 ints 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 MONJUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

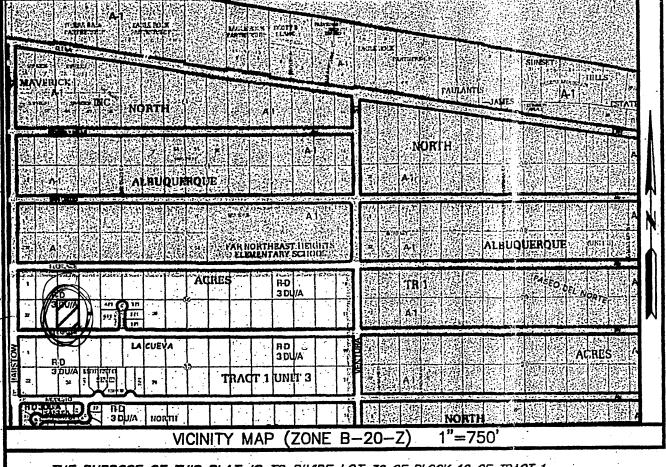
PHILIP W. TURNER N.M.P.S. 10204 DATE



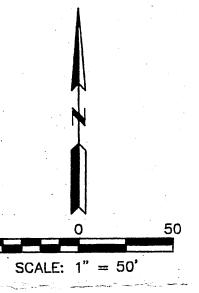
PLAT AND SURVEY BY:

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:

OHN SCHIFFER // DWNER, MASTER HOMECRAFTERS, INC. -

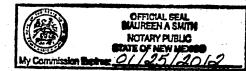
<u>ACKNOWLEDGMENT</u>

STATE OF NEW MEXICO

COUNTY OF BERNALILLO THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 TO DAY OF Glune, 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

mil NOTARY PUBLIC

MY COMMISSION EXPIRES OF 125/2012



SUBDIVISION DATA

- CASE No. ZONE ATLAS INDEX No. B-20
- GROSS SUBDIVISION AREA: 0.9986 ACRES
- TOTAL NUMBER OF LOTS CREATED: 2 LOTS DRB PROJECT No. 1007672
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00 PROPERTY ZONING: 3 DU/A
- TALOS LOG No. 2009260480

PROPERTY DESCRIPTION

N31°38'00"E

(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD88)

Y=1524154.945

X=1550483.349

ELEV.=5477.179 - NAVD 1988

COMBINED FACTOR=0.999651137 DELTA-ALPHA=-0010'24.45"

586.38

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 comer of the tract herein described, a point in the centerline of Glendale Avenue, Northeast, whence Albuquerque Control Survey Station "1-B20" bears \$31'38'00"W and 586.38 feet distant; thence NOO'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 Glandale 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.

LOT 29 BLOCK 16 TRACT I, UNIT 3 FOUND #4 REBAR/CAP CAP MARKINGS NOT LEGIBLE	LOT 29 BLOCK 16 TRACT I, UNIT 3 NORTH ALBUQUERQUE ACRES FILED: 09-10-31; D-121 S89'39'41"E (EAST 165') 65.06'	LOT 29 BLOCK 16 TRACT I, UNIT 3 FOUND #5 REBAR/CAP "7430 LYNN"
LOT 3! BLOCK 16 TRACT I, UNIT 3 HORTH ALBUQUERQUE ACRES FILED: 09-10-31; D-12! NO0'09'38"W (NOR H 234') 264.03'	NOO.06'(57, 52, 53, 56)	SOO'02'28"E (SOUTH 234') 263.95' SOO'02'28"E (SOUTH 234') 263.95' Solid All Solid ALBUQUERONE ACRES FILED: 09-10-31; D-12! Section 14-19-3-8(V)(1)

GLENDALE AVENUE N.E. - 60' ROW

PUBLIC UTLITY EASEMENTS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

102006504106930203

PROPERTY OWNER OF RECORD MORE HOMEROS INC

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of: 1. <u>Vew Verico Cos Company</u> for installation, maintenance and service of natural gas lines, volves and other equipment and facilities reasonably necessary to provide natural gas. 2 <u>Public Service Company of New Herico</u> for the installation, maintenance, and service of over underground electrical lines, transformers, and other eau-pment, fixtures, structures and related

conable necessary to provide electrical service. I. Coble IV for installation, maintenance and service of such lines, cable and other related equipment and nably necessary to provide Coble TV service.

Included, is standard, necessary to provide Costs of Selectic.

Included, is standard, necessary to provide Costs of Selectic.

Included, is the right to build, rebuild, construct, reconstruct, locals, relocate, change, remove, modify, renew, operate and maintain focilities for the purposes described above, together with free access to, from, and over said right of way and essement, with the right and wilding upon, over and coross adopting tands of Granter for the purposes set forth herein and with the right to duline the right of way and essement to extend services to customers of Granter and in time and remove ties, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or substructed), hot tub, concrete or wood pool decking, or other structure shall be excited or constructed on soid essements, nor shall any well be drilled or operated thereon.

In approving this plat, the utility companies did not conduct a Title Search of the properties shawn hereon. PHILIP W. TURNER consequently, the utility companies do not waive or release any easement or expenses injulis 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 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.

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

Λ Λ Λ Λ	
Care Clark	12-23-09
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
Bradly d. Dingham	12/23/09
CITY ENGINEER	DATE
1/2/3	12/23/09
TRAFFIC SINGINEERING, TRANSPORTATION DIVISION	DATE
Kosen & Dleen	12/23/09
ABCWAY / / /	DATE
The tan	6-24-09
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
Christina Sandoval	12 23 09 DATE
PARKS AND RECREATION DEPARTMENT	DATE
Gradley L. Brughan	12/24/09
A.M.AJF.C.A.	DATE
Fernanda (/ ugs)	7-8-09
PNM ELECTRIC SERVICES	DATE
Chull Often	7/20/2009
NEW MEXICO GAS COMPANY	DATE
Miller Later	8/31/00
QWEST COMMUNICATIONS	DATE
Habert Warth	7.80.99
COMCAST CABLE	DATE

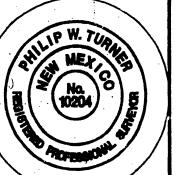
NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirer shall be a condition 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 and service of overhead and WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS (nuclures and related facilities OF ANI ACTUAL CURVEY DEPOSITED AND THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 28, 2009, THAT IT Dest 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 pedesta's and closures.

SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND

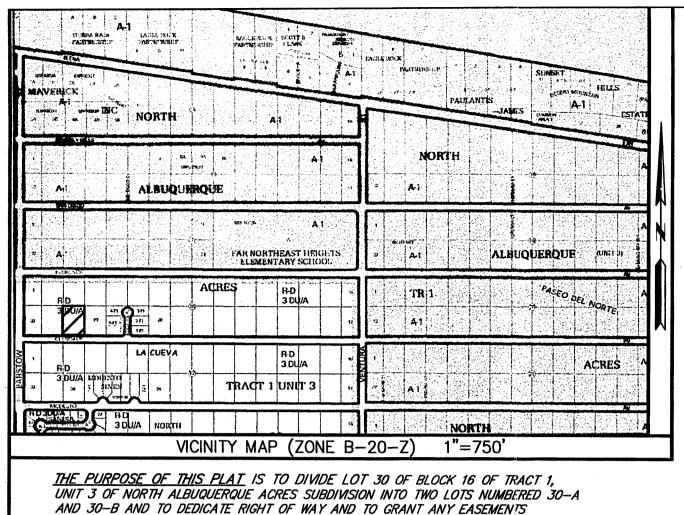
> KipWi James 6-22-09 N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:

TERRAMETRICS OF NEW MEXICO

P.O. BOX 30192 ALBUQUERQUE, NEW MEXICO 87190-0192 PHONE: (505) 881-2903



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.

LOT 29

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

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

LOT 29

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.

LOT 29

50 0 50 SCALE: 1" = 50'

LEGEND

O 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

PURSUANT THERETO.

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, DWNER, MASTER HOMECRAFTERS, INC.

ACKNOWLEDGMENT

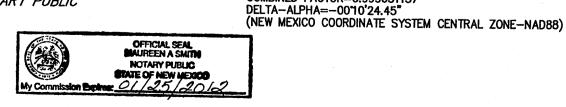
STATE OF NEW MEXICO

COUNTY OF BERNALILLO }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF JUNE, 2009, BY JOHN SCHIFFER, OWNER OF MASTER HOMECRAFTERS, INC., A NEW MEXICO CORPORATION.

Maureer a. Smith

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

BLOCK 16 TRACT I, UNIT 3	TRACT I,	UNIT 3	BLOCK 16 TRACT I, UNIT 3	
	NORTH ALBUQU FILED: 09-1			
FOUND #4 REBAR/CAP CAP MARKINGS NOT LEGIBLE	S89'39'41"E (EAS		FOUND #5 REBAR/CAP "7430 LYNN"	
	82.53'	82.53'		
ACRES -121 264.03'			263.95'	
LOT 31 BLOCK 16 ACT I, UMIT 3 BUQUERQUE : 09-10-31; D-	LOT 30-A 0.4427 AC. %	233.99° Page 18 18 18 18 18 18 18 18 18 18 18 18 18	E (SOUTH 234') LOT 29 BLOCK 16 TRACT I, UNIT 3 ALBUQUERQUE ACRES ED: 09-10-31; D-121	
TR. MORTH AL. FIL. ED. NOO'09'38"W	10' P.U.E. GRANTED BY THIS PLAT ——		SOO'02'28"E (S TRA NORTH ALL	
	82.28'	82.28'		
	ON89*41'25"W (WES	T 165') 164.57' OF RIGHT OF WAY OF ALBUQUERQUE S		
	N89'41'25"W	164.51		
	LENDALE AVENUI	E N.E 60' RO	V	
N31°38'00"E 586.38'				
\rightarrow				
/				
/				
	NOTES:			

1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83),

2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY

4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE

OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.

GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE

CONTROL SURVEY CONTROL STATIONS. DISTANCES SHOWN ARE GROUND.

THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.

3) RECORD DATA ARE SHOWN IN PARENTHESES.

5) THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.

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 Sub- PROJECT NO. <u>APPLICATION NO.</u>	division Ordinance:
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWIA B HALL	DATE 6-24-0
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

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 MONSUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER N.M.A.

- 6-22-09 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