

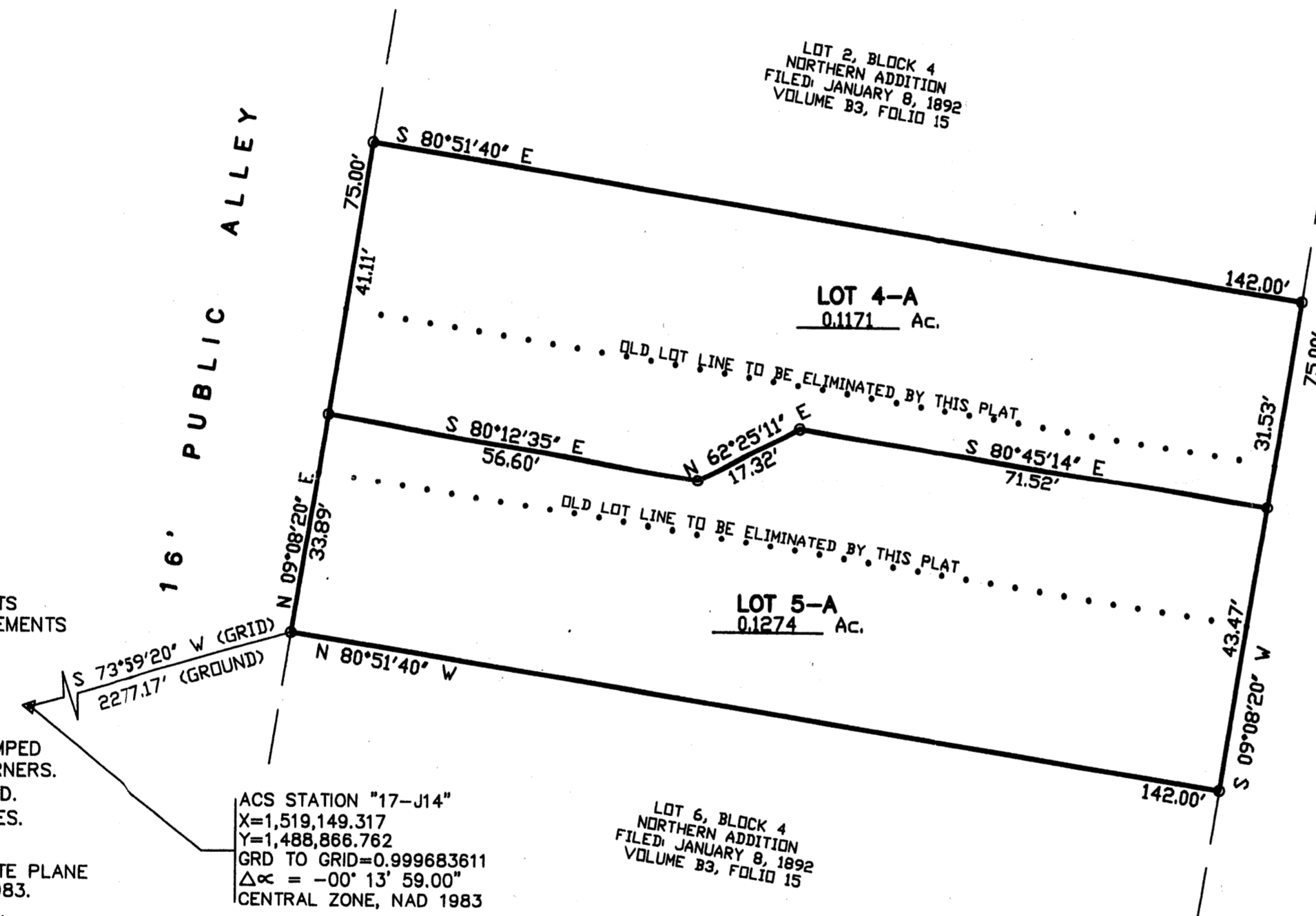
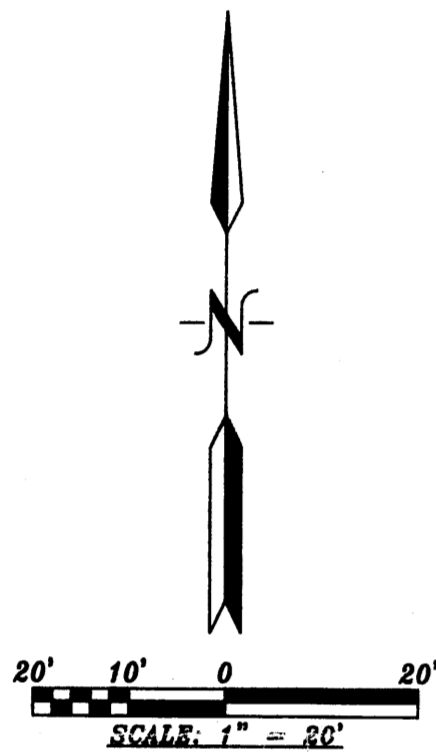
VICINITY MAP No. J-14

LEGAL DESCRIPTION

LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED FOUR (4) OF THE MAP OF THE NORTHERN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP THEREOF, FILED IN THE OFFICE EX-OFFICIO CLERK AND RECORDER ON JANUARY 8, 1892 IN VOLUME B3, FOLIO 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "17-J14" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,519,149.317 AND Y=1,488,866.762 BEARS S 73°59'20" W, A DISTANCE OF 2277.17 FEET RUNNING THENCE N 09°08'20" E, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER; THENCE S 80°51'40" E, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF 2ND STREET; THENCE S 09°08'20" W, ALONG THE WESTERLY LINE OF 2ND STREET A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER; THENCE N 80°51'40" W, A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.2445 ACRES MORE OR LESS

**PLAT OF
LOTS 4-A AND 5-A, BLOCK 4
NORTHERN ADDITION**
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 3 NORTH, RANGE 10 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2009

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR *[Signature]* _____ DATE **5-13-09**
 *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 _____



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 3, 4 AND 5 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: 0.2445 ACRES.
- TALOS LOG NO. 2009012411
- 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: APRIL, 2009
- 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.

ACS STATION "17-J14"
 X=1,519,149.317
 Y=1,488,866.762
 GRD TO GRID=0.999683611
 Δα = -00° 13' 59.00"
 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 FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signatures]
 DATE 4/10/2009
 Lisa Torracco Daniel W. Torracco

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 16th DAY OF April, 2009
 BY: Daniel Torracco & Lisa Torracco
 OWNERS NAME
 MY COMMISSION EXPIRES: 05/18/2009 BY: *[Signature]*
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

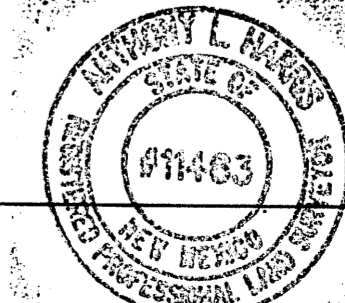
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

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 April, 2009.

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

PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:
 A. Public Service Company of New Mexico, a New Mexico corporation, (PSE) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company, Inc. (NMGCO) a Delaware corporation, for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. QWEST for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. COMCAST for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.
 E. The right to build, install, construct, reconstruct, locate, relocate, change, remove, replace, repair, renew, operate and maintain facilities for purposes described above, together with the access to, from, and over and around same, including sufficient working areas for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, pool (aboveground 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decks, or any structures adjacent to or near easements shown on this plat.
 Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
 In approving this plat, NMGCO did not conduct a title search of the properties shown hereon. Consequently, NMGCO does not make or release any warranty or assumption of rights which may have been granted by prior plat, report or other document and which are not specifically described and shown on this plat.



ALBUQUERQUE SURVEYING, INC.
 11463 MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8058 FAX: (505) 889-8045

09-0169.DWG (APRIL, 2009)

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