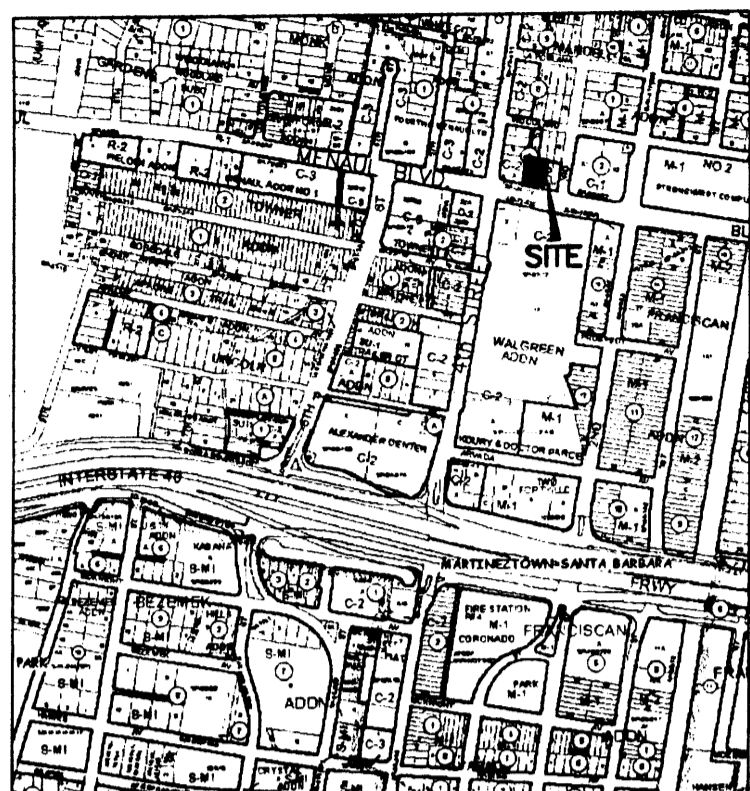


VICINITY MAP (H-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Eleven (11) and Twelve (12) in Block numbered One (1) of the MANDELL ADDITION NO. 2, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Amended Plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 9th, 1931, Excepting therefrom those portions of the above described land conveyed to the City of Albuquerque by Warranty Deeds filed February 9, 1959, recorded in Book D463, page 196, and filed April 10, 1959, recorded in Book D474, page 287, records of Bernalillo County, New Mexico, and the vacated alley adjacent to Lot 11, and being more particularly described as follows:
 BEGINNING at the Northeast corner of the property herein described, from whence the ACS Monument "6-G15" (x=1,524,070.574, y=1,498,621.035, NMSP Central Zone, NAD 83) bears N 37° 21' 12" E, 3259.49 feet distant; THENCE S 09° 07' 43" W, 138.26 feet to the Southeast corner, being a point on the Northern Right of Way line of Menaul Boulevard, NW; THENCE along said Northern Right of Way line, N 77° 22' 43" W, 96.18 feet to the Southwest corner; THENCE leaving said Right of Way line, N 09° 07' 43" E, 132.40 feet to the Northwest corner; THENCE S 80° 52' 17" E, 96.00 feet to the point of beginning and containing 0.2982 acres, more or less.

PLAT OF
LOT 12-A, BLOCK 1
MANDELL ADDITION NO. 2
 A REPLAT OF LOTS 11 AND 12 AND VACATED ALLEY,
 BLOCK 1, MANDELL ADDITION NO. 2
 WITHIN PROJECTED SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2009

PROJECT NUMBER: 1007741
 Application Number: _____

City Approvals:

	<u>6-19-09</u>
City Surveyor	Date
_____	_____
Traffic Engineering, Transportation Division	Date
_____	_____
ABCWUA	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRR Proj. No.
2. Zone Atlas Index No. H-14
3. Gross acreage 0.2982 Ac.
4. Existing number of lots 2
Replatted number of lots 1
LOG NO. 2009010939

PURPOSE OF PLAT

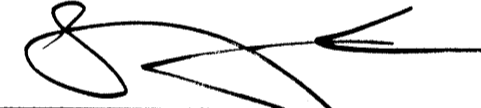
This plat has been prepared for the purpose of creating one lot from two lots and a vacated alley and dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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 to approval of this plat.
5. Existing 10 foot Private Drainage Easement on the north 10 feet of Lot 11, benefitting Lot 12, Block 1, Mandell Addition No. 2, filed January 8, 1987, recorded in Book Misc. 439-A, page 394, as Document No. 87-2614.
6. Existing Blanket Private Drainage Easement encumbering Lot 7 and benefitting Lot 12, Block 1, Mandell Addition No. 2, filed January 8, 1987, recorded in Book Misc. 439-A, page 396, as Document No. 87-2615.
7. Existing 24 foot wide Easement for Common Driveway encumbering Lot A and benefitting Lots 11, 12 and A, Block 1, Mandell Addition No. 2, filed January 28, 1987, recorded in Book Misc. 446-A, page 153, as Document No. 87-8896.
8. Existing 16 foot alley vacated by 09DRB-70140.
9. Additional right-of-way (288.54 square feet) dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

FREE CONSENT

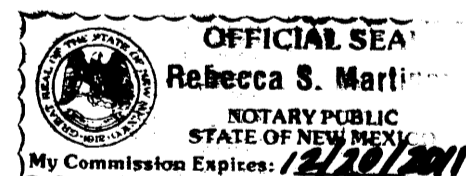
The platting of the property as described above and dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.


 Steven Coe, President, Coe Properties Inc. Date 6-19-09

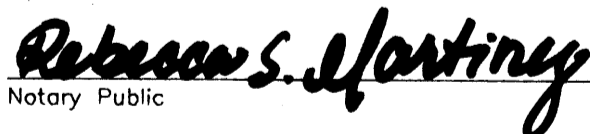
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 19 day of June, 2009, the foregoing instrument was acknowledged before me by Steven Coe, President, Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation.

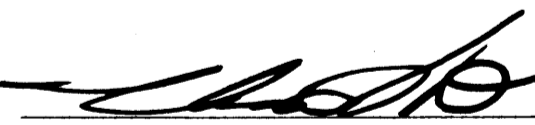


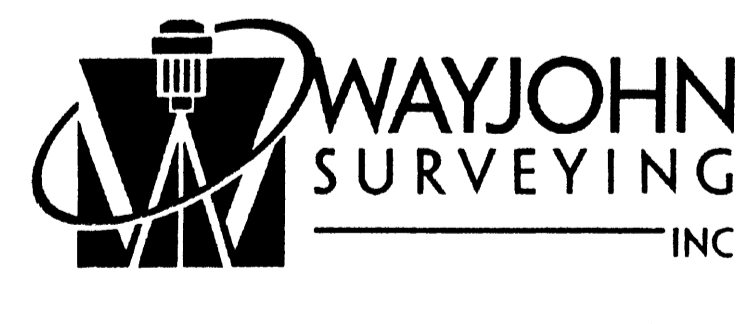
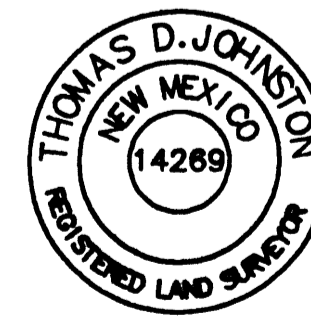
My Commission expires 12/20/2011


 Rebecca S. Martini
 Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.


 Thomas D. Johnston, N.M.P.S. No. 14269 Date 6.19.09



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 014 059 331 336 10302, 1 014 059 335 336 10303

PROPERTY OWNER OF RECORD:
 COE PROPERTIES INC.
 BERNALILLO COUNTY TREASURER'S OFFICE

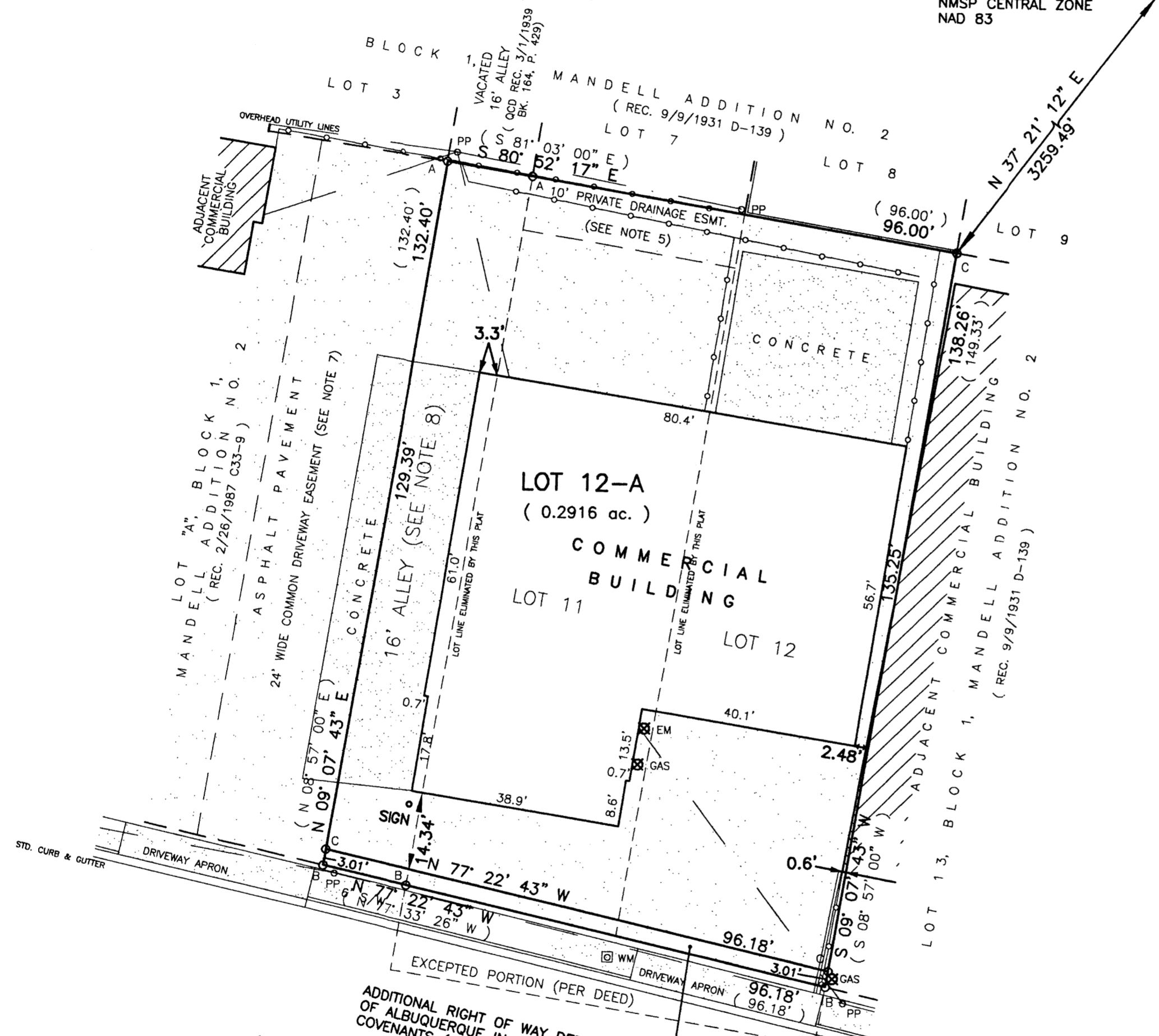
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-5-02-2009
OWNER: MELLOY BROS. ENTERPRISES INC. LOCATION: SEC. 5 T.10 N., R.3 E., N.M.P.M. MANDELL ADDITION NO. 2	CHECKED: T D J	DRAWING NO. SP50209.DWG	19 JAN 2009 SHEET 1 OF 2

COUNTY CLERK RECORDING LABEL HERE

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 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2009

EXISTING CONDITIONS

ACS MONUMENT "6-G15"
 x = 1,524,070.574
 y = 1,498,622.035
 Ground-to-grid:
 0.999681260
 Delta Alpha: -00°13'25.75"
 NMSP CENTRAL ZONE
 NAD 83

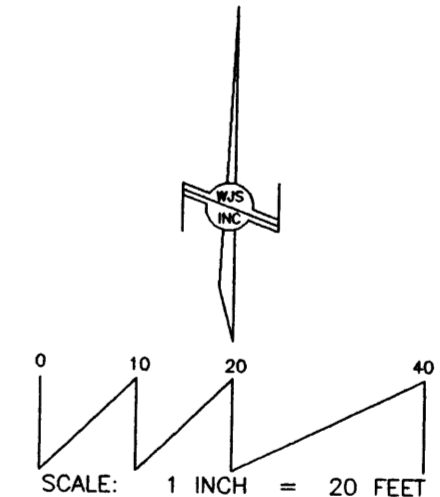


LEGEND:

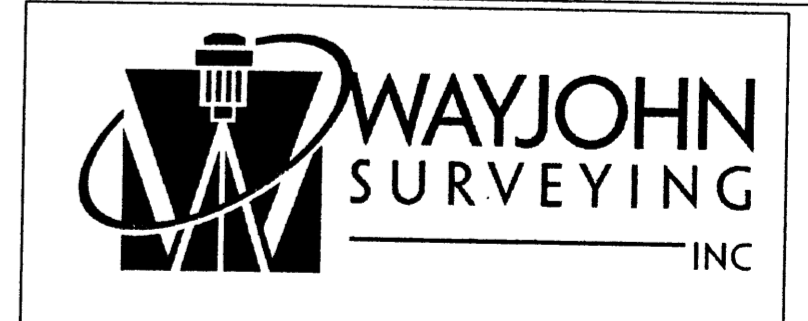
- W.M. WATER METER
- LP. LIGHT POLE
- GAS GAS METER
- EM ELECTRIC METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- ELEC MH ELECTRIC MANHOLE
- TEL. TELEPHONE RISER
- O.P.P. OVERHEAD UTILITY POLE
- CO SEWER CLEANOUT
- MW MONITOR WELL
- CHAIN LINK FENCE
- BLOCK WALL

FOUND/SET MONUMENT LEGEND:

- O A: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- B: FOUND PK NAIL AND DISK "PS 14269"
- C: SET PK NAIL AND DISK "PS 14269"



ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY
 OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY
 COVENANTS (288.54 sf) SEE NOTE 9
MENUL BOULEVARD, N. W.
 (100' R.O.W.)



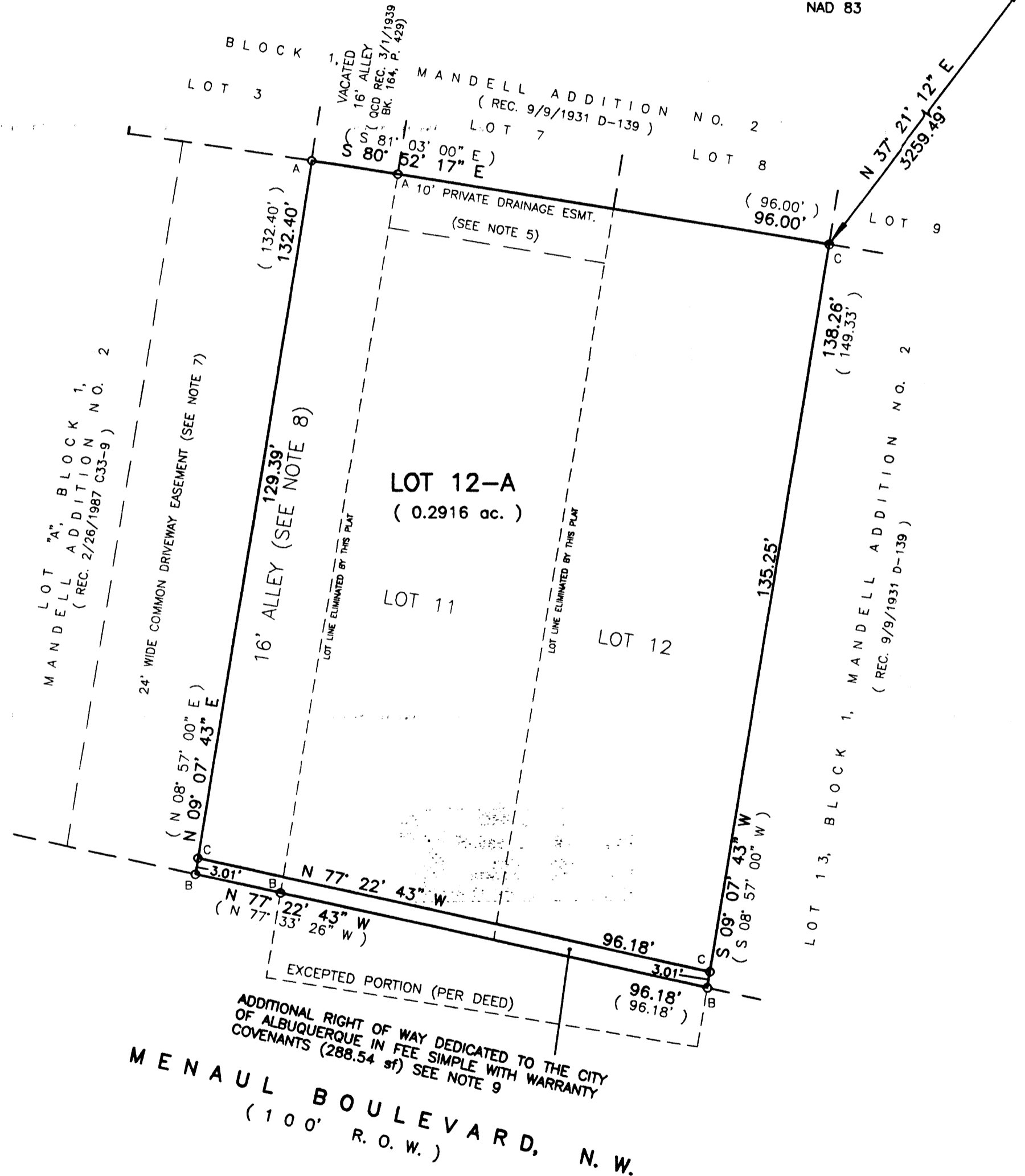
WAYJOHN SURVEYING INC
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-5-02-09
CHECKED: T D J		
DRAWING NO. SP50209.DWG	5/19/2009	SHEET 2 OF 2

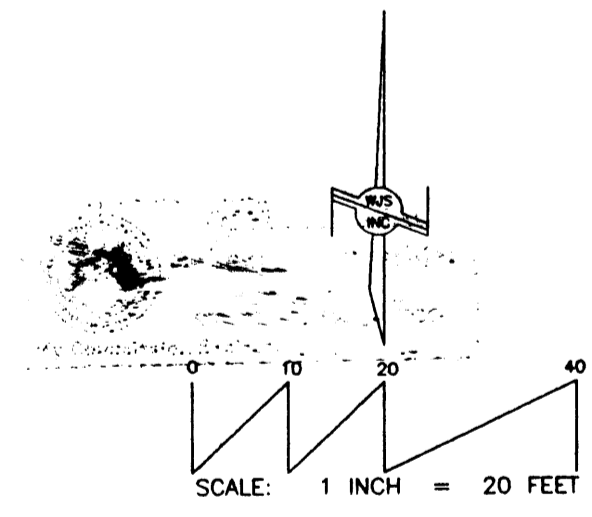
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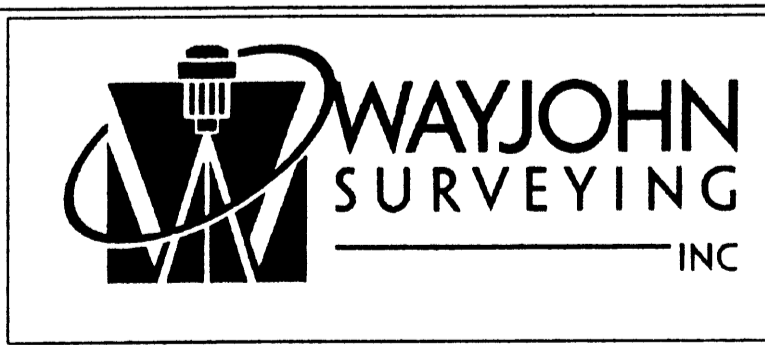
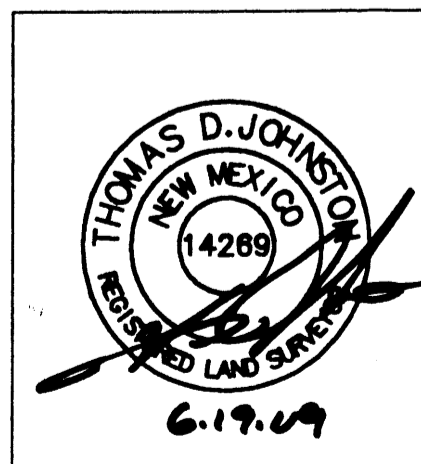
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ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS (288.54 sf) SEE NOTE 9
MENAU BOULEVARD, N. W.
 (100' R.O.W.)



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 ALBUQUERQUE, N.M. 87108
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DRAWING NO. SP50209.DWG	5/19/2009	SHEET 2 OF 2