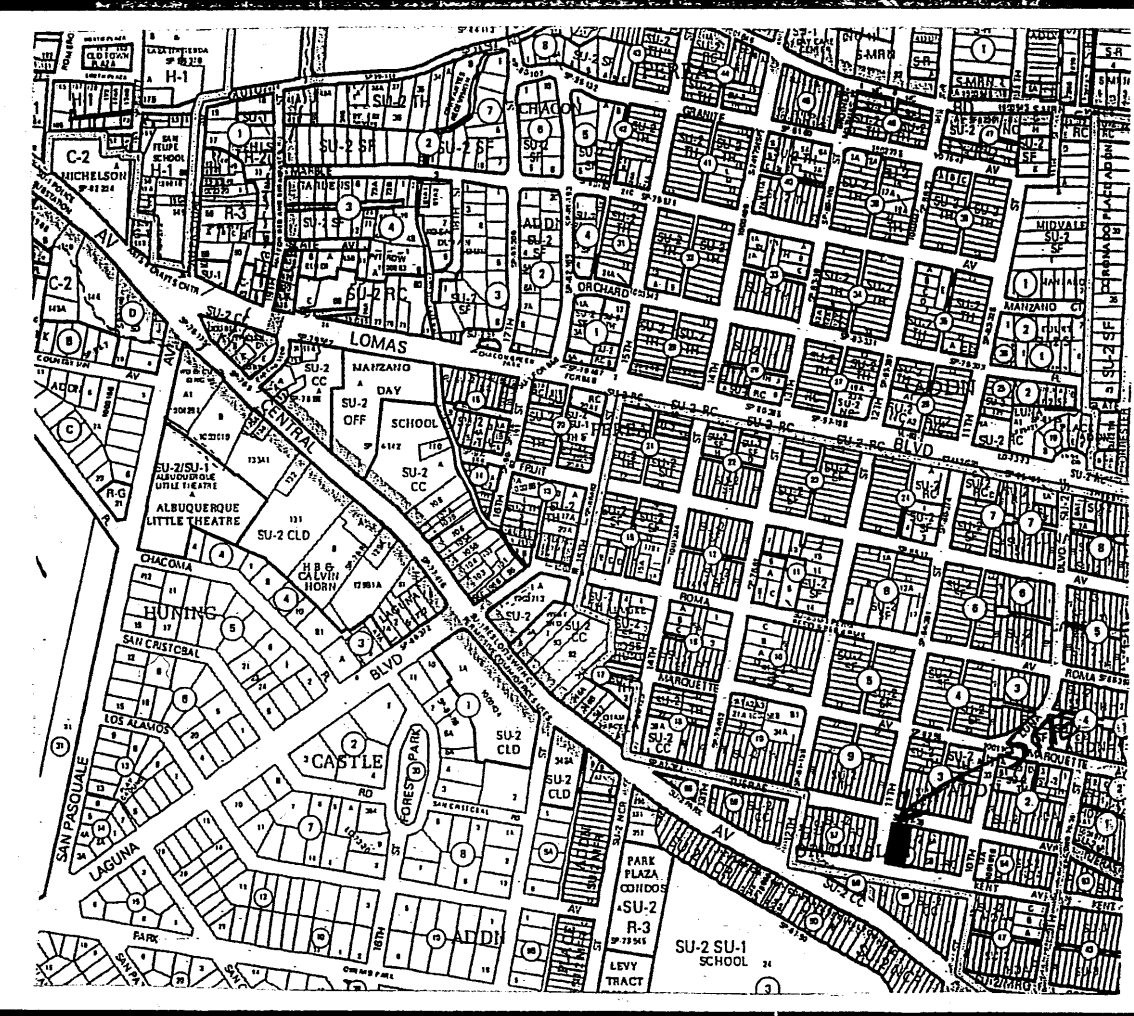


VALUS LOG # 2007-1020-12



N.T.S.

ZONE ATLAS:
J-13-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 12_J13 AND 13_J13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 14 1997 IN VOLUME 97C, FOLIO 80.
6. GROSS AREA: 0.2634 ACRES
7. NUMBER OF EXISTING LOTS: 3
8. NUMBER OF LOTS CREATED: 1
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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.

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

LEGAL DESCRIPTION

Lots numbered Ten (10), Eleven (11) and Twelve (12) in Block Numbered Fifty-Five (55) of the New Mexico Town Company's Original Townsite of Albuquerque, New Mexico within Section 18, T10N, R3E., N.M.P.M., City of 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 December 29, 1962, in Book D Page 140 and being more particularly described as follows:

Beginning at the northwest corner of the herein described tract; said northwest corner also lying on the south margin of Tijeras Avenue N.W.; whence City of Albuquerque Control Station "12_J13" having New Mexico State Plane Coordinates of (Central Zone, NAD 1983) Northing= 1,489,275.084 and Easting= 1,517,168.020 bears N25°27'31"W, a distance of 1,845.31 feet running thence S78°50'57"E along said south margin, a distance of 75.09 feet to the northeast corner; thence S08°23'54"W leaving said south margin, a distance of 154.53 feet to the southeast corner; said southeast corner also lying on the north margin of Kent Avenue N.W.; thence N82°21'51"W along said north margin, a distance of 75.01 feet to the southwest corner; said southwest corner also lying on the east margin of Eleventh Street N.W.; thence N08°23'54"E along said east margin, a distance of 159.13 feet to the northwest corner and place of beginning, containing 0.2634 Acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Frank Venaglia DATE: 4-8-09
 OWNER(S) PRINT NAME: FRANK VENAGLIA
 ADDRESS: 1806 STANFORD NE 3706 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10-01-09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 08 DAY OF April, 2009.
 BY: FRANK VENAGLIA
Sarah Amato
 NOTARY PUBLIC

PLAT OF
 LOT 12-A, BLOCK 55
 NEW MEXICO TOWN COMPANY'S ORIGINAL
 TOWNSITE OF ALBUQUERQUE
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2009
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT THREE (3) EXISTING LOTS INTO ONE (1) NEW LOT AND DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.

| | | |
|--|--------------|-----------------|
| CITY APPROVALS: | PROJECT NO.: | APPLICATION NO. |
| <u>[Signature]</u> | | <u>4-13-09</u> |
| CITY SURVEYOR | | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | | DATE |
| PARKS & RECREATION DEPARTMENT | | DATE |
| A.B.C.W.U.A. | | DATE |
| A.M.A.F.C.A. | | DATE |
| CITY ENGINEER | | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | | DATE |

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Anthony L. Harris 4-3-09
 Anthony L. Harris
 New Mexico Professional Surveyor, 11463
 Date



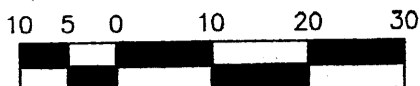
THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

0903AT01

T10N R3E SEC. 18



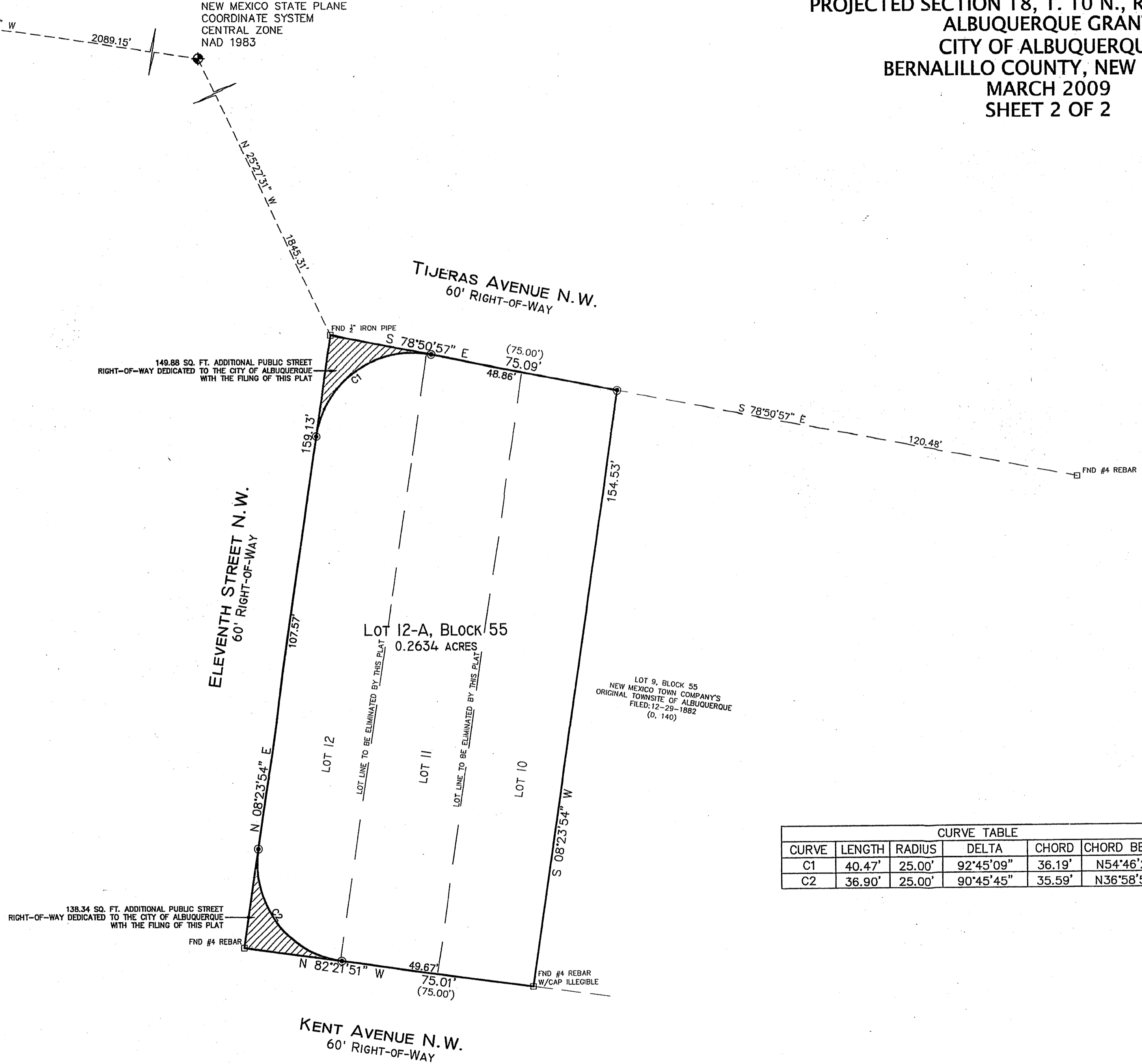
1" = 20'
 PROJECT NO. 0903AT01
 DRAWN BY: AT
 ZONE ATLAS: J-13-Z
 11TH TIJERAS.CRS



STATION: 13_J13
 X = 1515110.698
 Y = 1489589.852
 GROUND TO GRID = -0.14_27.00
 DELTA ALPHA = 0.999684824
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 12_J13
 X = 1517168.920
 Y = 1489275.084
 GROUND TO GRID = -0.14_12.73
 DELTA ALPHA = 0.999684167
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

**PLAT OF
 LOT 12-A, BLOCK 55
 NEW MEXICO TOWN COMPANY'S ORIGINAL
 TOWNSITE OF ALBUQUERQUE
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2009
 SHEET 2 OF 2**



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 40.47' | 25.00' | 92°45'09" | 36.19' | N54°46'28"E |
| C2 | 36.90' | 25.00' | 90°45'45" | 35.59' | N36°58'58"W |

MONUMENT LEGEND

- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

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 FAX: (505) 998-0305

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