

Vicinity Map
no scale

Zone Atlas Page Number H-13
Talos Log Number 2009262700

Tracts 1 & 2
Lands of Accion New Mexico
being a replat of
Tract 2, Lands of McClain and
Tract A-3, Lands of William Andrew McCord
Projected Section 18, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
August 2009

SUBDIVISION DATA

1. Total gross acreage: 2.5659 acres
2. Total number of existing lots - 2. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 83.
5. Where measured bearings and distances differ from record, () indicates record bearings and distances.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: June, 2009.
8. Documents used in the preparation of this survey:
 - a. Plat of Lands of McClain, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 5, 2006, in Plat Book 2006C, page 145.
 - b. Plat of Lands of William Andrew McCord, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 2003, in Plat Book 2003C, page 190.
 - c. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6218003048 dated April 11, 2008 and documents referenced therein.
 - d. Warranty Deed filed 4/11/2008, as Document No. 2008041244.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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 service.
3. Qwest Telecommunications for the 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. Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space 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, sign, pool (aboveground 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. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Tract numbered Two (2) of the Plat of Tracts 1 and 2, Lands of McClain, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 5, 2006, in Plat Book 2006C, page 145.

together with:

Tract lettered/numbered "A-3", of the Plat of Tracts A-1, A-2 and A-3, Lands of William Andrew McCord, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 2003, in Plat Book 2003C, page 190.

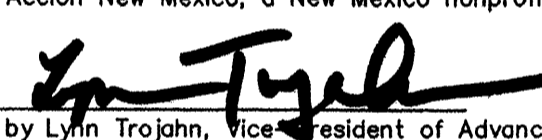
and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Tract 2, Lands of McClain, a point on the southerly right-of-way line of Zearing Avenue NW and the northwest corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 8-H13 bears N 23° 58' 05" W, a distance of 2428.81 feet;
 Thence, S 88° 34' 16" E, along said southerly right-of-way line of Zearing Avenue NW, a distance of 495.33 feet to a point of curvature;
 Thence, southeasterly, a distance of 38.55 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears S 44° 24' 04" E, a distance of 34.84 feet), to a point on the westerly right-of-way line of 19th Street NW and a point of tangency;
 Thence, S 00° 13' 51" E, along said westerly right-of-way line of 19th Street NW, a distance of 185.72 feet to a point on curve, said point being the southeast corner of said Tract A-3, Lands of William Andrew McCord, and the southeast corner of the parcel herein described;
 Thence, leaving said westerly right-of-way line of 19th Street NW, southwesterly, a distance of 95.27 feet along the arc of a curve bearing to the right (said arc having a radius of 433.75 feet and a chord which bears S 85° 10' 03" W, a distance of 95.08 feet), to a point of tangency;
 Thence, N 88° 32' 13" W, a distance of 368.69 feet to the southwest corner of said Tract A-3, Lands of William Andrew McCord;
 Thence, N 01° 27' 38" E, a distance of 45.00 feet to the northwest corner of said Tract A-3, Lands of William Andrew McCord;
 Thence, N 88° 32' 13" W, a distance of 61.61 feet to the southwest corner of said Tract 2, Lands of McClain;
 Thence, N 01° 07' 56" E, a distance of 175.03 to the northwest corner and point of beginning of the parcel herein described and containing 2.5659 acres, more or less.

FREE CONSENT AND DEDICATION BY OWNERS OF TRACT 2 AND TRACT A-3

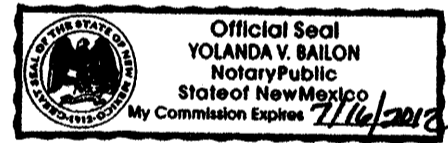
The platting of the land comprising Tracts 1 and 2, Lands of Accion New Mexico, as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS OF TRACT 2 AND TRACT A-3

Accion New Mexico, a New Mexico nonprofit corporation
 9/4/09
 by Lynn Trojahn, Vice-President of Advancement

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

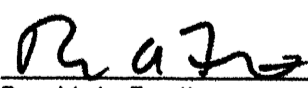


This instrument was acknowledged before me on August 13, 2009, by Lynn Trojahn, Vice-President of Advancement of Accion New Mexico, a New Mexico nonprofit corporation.

Notary Public  Commission Expires: July 16, 2012

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6218003048, effective April 11, 2008 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

 8/17/2009
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



PROJECT NUMBER 1007796
 Application Number 09 DRB-70276

The purpose of this plat is to reposition the lot line between Tracts 2 and A-3 and grant easements necessary to serve the newly created tracts.

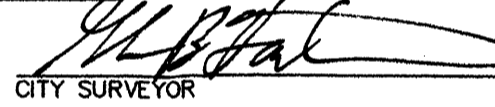
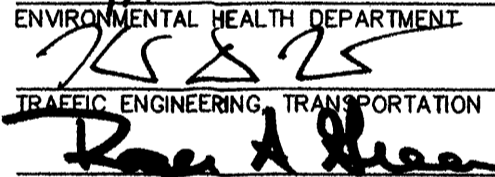

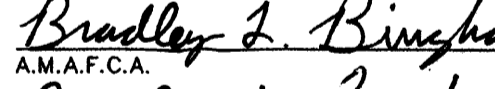
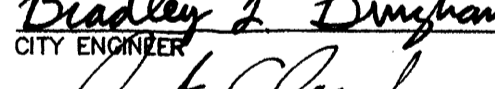
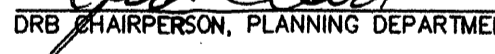

PLAT APPROVAL

DOCH 2009104309
 09/16/2009 10:46 AM Page: 1 of 2
 PLAT R: \$12.00 B: 2009C P: 0183 R: Toulous Oliveira, Bernalillo Cour


Utility Approvals:

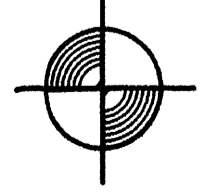
N/A	PNM ELECTRIC SERVICES	DATE
N/A	NEW MEXICO GAS COMPANY	DATE
N/A	QWEST TELECOMMUNICATIONS	DATE
N/A	COMCAST, INC.	DATE

City Approvals:

	8-17-09	
CITY SURVEYOR	DATE	
N/A	REAL PROPERTY DIVISION	DATE
N/A	ENVIRONMENTAL HEALTH DEPARTMENT	DATE
	8-26-09	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
	8-26-09	
ABCWUA	DATE	
	8/26/09	
PARKS & RECREATION DEPARTMENT	DATE	
	9/15/09	
BRADLEY J. BINGHAM	DATE	
	9/15/09	
BRADLEY J. BINGHAM	DATE	
	9/15/09	
JACK CLARK	DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # 10205921201120305
 PROPERTY OWNER OF RECORD: Accion New Mexico

BERNALILLO COUNTY TREASURER'S OFFICE:
 9/16/09

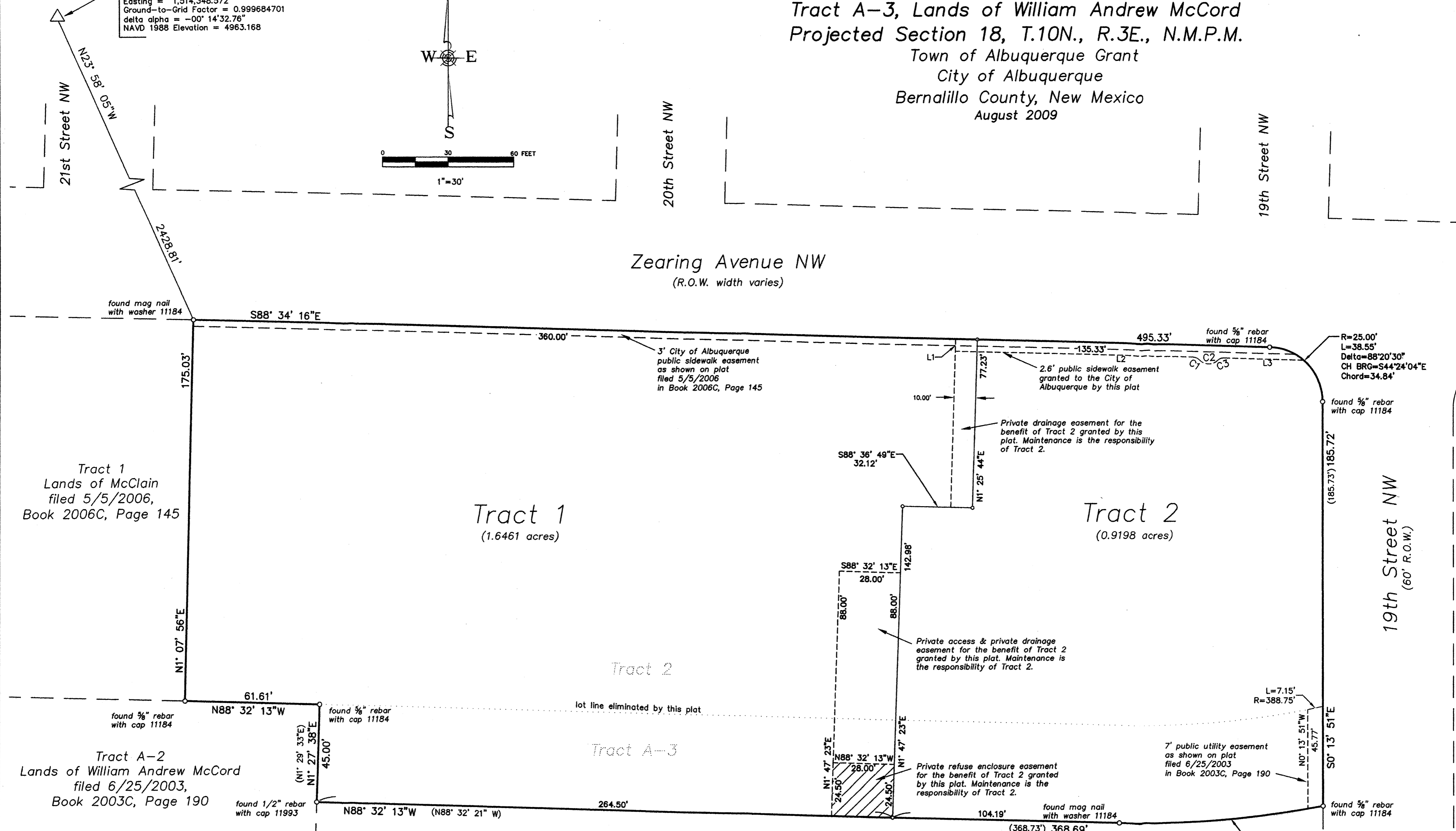
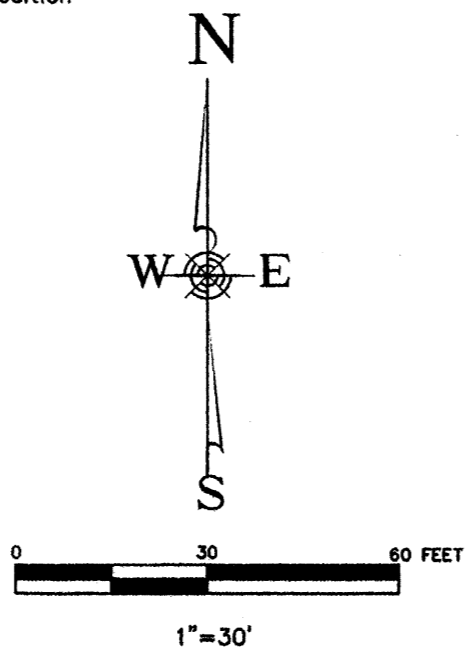


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Tracts 1 & 2 Lands of Accion New Mexico

being a replat of
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 Projected Section 18, T.10N., R.3E., N.M.P.M.
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 August 2009

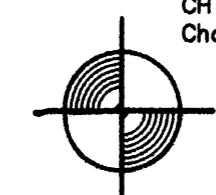
Albuquerque Control Survey Monument "8-H13" Geographic Position
 (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,495,058.484
 Easting = 1,514,348.572
 Ground-to-Grid Factor = 0.999684701
 delta alpha = -00° 14' 32.76"
 NAVD 1988 Elevation = 4963.168



Line No.	Length	Direction
L1	5.60	N1° 25' 44"E
L2	110.29	S88° 34' 16"E
L3	36.72	S88° 34' 16"E

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	3.13	4.00	44° 46' 52"	N66° 10' 50"W	3.05
C2	9.38	6.00	89° 33' 44"	S88° 34' 16"E	8.45
C3	3.13	4.00	44° 46' 52"	S69° 02' 18"W	3.05

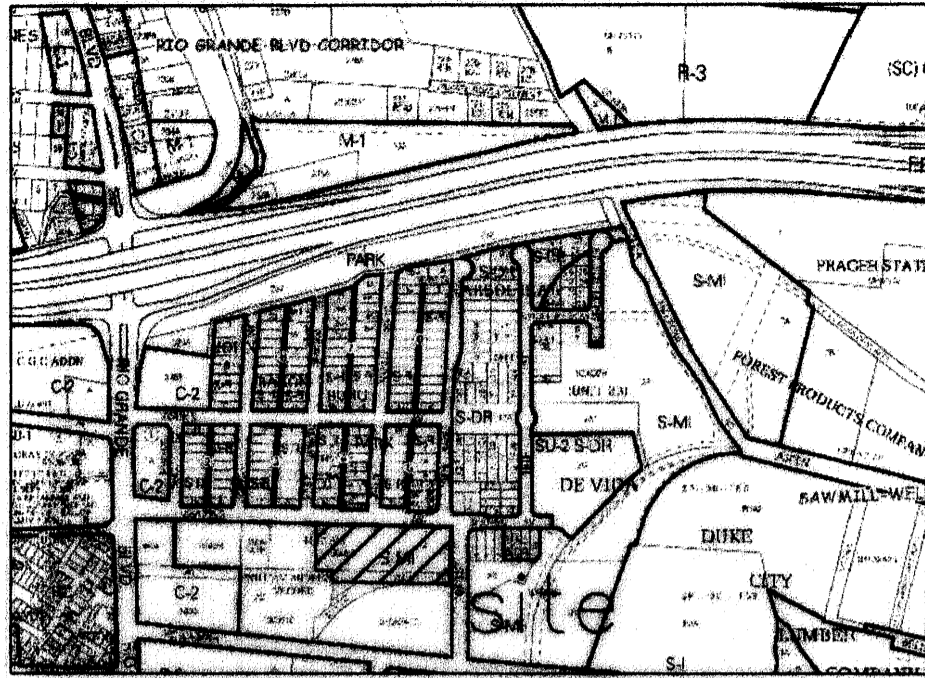
unplatted
 Tract 340A2A1C
 M.R.G.C.D. Property Map No. 35



R=433.75'
 L=95.27' (95.26')
 Delta=12°35'07" (12°35'02")
 CH BRG=S85°10'03"W (S85°10'08"W)
 Chord=95.08' (95.07')

Forstbauer Surveying, L.L.C.
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DOCH 2009104309
 09/16/2009 10:46 AM Page: 2 of 2
 City of Albuquerque, Bernalillo County



Vicinity Map
no scale

Zone Atlas Page Number H-13
Talos Log Number 2009262700

SUBDIVISION DATA

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Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

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together with:

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BEGINNING at the northwest corner of said Tract 2, Lands of McClain, a point on the southerly right-of-way line of Zearing Avenue NW and the northwest corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 8-H13 bears N 23° 58' 05" W, a distance of 2428.81 feet;
 Thence, S 88° 34' 16" E, along said southerly right-of-way line of Zearing Avenue NW, a distance of 495.33 feet to a point of curvature;
 Thence, southeasterly, a distance of 38.55 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears S 44° 24' 04" E, a distance of 34.84 feet), to a point on the westerly right-of-way line of 19th Street NW and a point of tangency;
 Thence, S 00° 13' 51" E, along said westerly right-of-way line of 19th Street NW, a distance of 185.72 feet to a point on curve, said point being the southeast corner of said Tract A-3, Lands of William Andrew McCord, and the southeast corner of the parcel herein described;
 Thence, leaving said westerly right-of-way line of 19th Street NW, southwesterly, a distance of 95.27 feet along the arc of a curve bearing to the right (said arc having a radius of 433.75 feet and a chord which bears S 85° 10' 03" W, a distance of 95.08 feet), to a point of tangency;
 Thence, N 88° 32' 13" W, a distance of 368.69 feet to the southwest corner of said Tract A-3, Lands of William Andrew McCord;
 Thence, N 01° 27' 38" E, a distance of 45.00 feet to the northwest corner of said Tract A-3, Lands of William Andrew McCord;
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 Thence, N 01° 07' 56" E, a distance of 175.03 to the northwest corner and point of beginning of the parcel herein described and containing 2.5659 acres, more or less.

FREE CONSENT AND DEDICATION BY OWNERS OF TRACT 2 AND TRACT A-3

The platting of the land comprising Tracts 1 and 2, Lands of Accion New Mexico, as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS OF TRACT 2 AND TRACT A-3

Accion New Mexico, a New Mexico nonprofit corporation

Lynn Trojahn
by Lynn Trojahn, Vice-President of Advancement

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

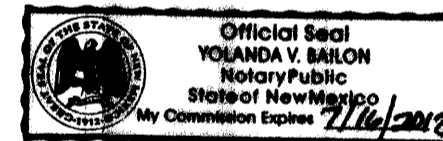
This instrument was acknowledged before me on August 13, 2009, by Lynn Trojahn, Vice-President of Advancement of Accion New Mexico, a New Mexico nonprofit corporation.

Notary Public *Yolanda V. Bailon* Commission Expires: July 16, 2012

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6218003048, effective April 11, 2008 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

R. A. Forstbauer 8/17/2009
Ronald A. Forstbauer Date
N.M.P.S. No. 6126



Tracts 1 & 2
Lands of Accion New Mexico
being a replat of
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Projected Section 18, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
August 2009

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to reposition the lot line between Tracts 2 and A-3 and grant easements necessary to serve the newly created tracts.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE

City Approvals:

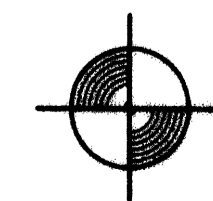
<i>Y. V. Bailon</i>	8-17-09
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD: _____

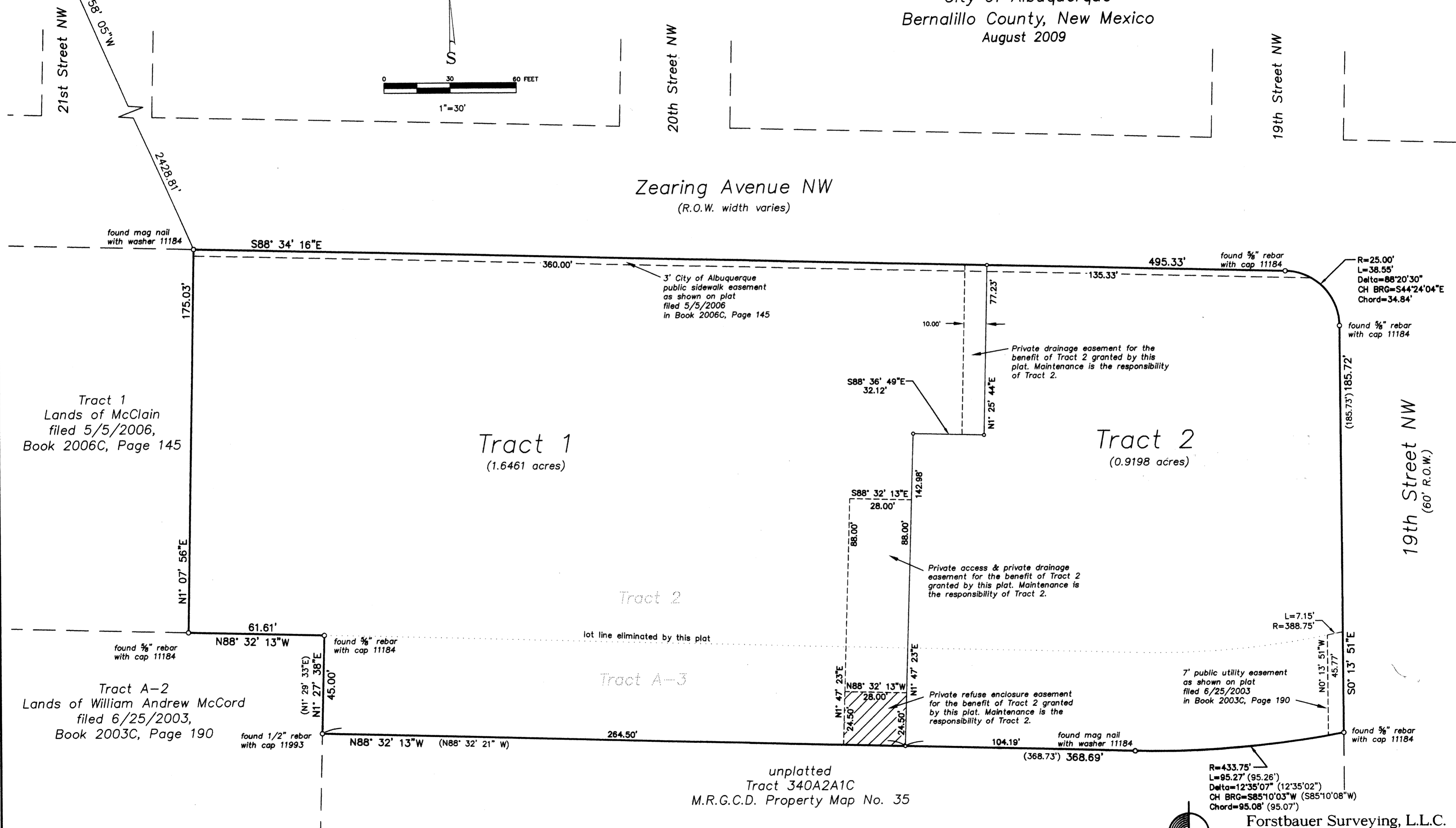
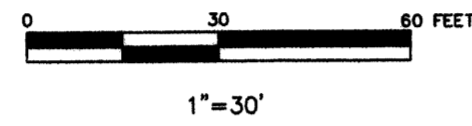
BERNALILLO COUNTY TREASURER'S OFFICE: _____



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

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August 2009

Albuquerque Control Survey Monument "8-H13" Geographic Position
(NAD 83)
N.M. State Plane Coordinates (Central Zone)
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Easting = 1,514,348.572
Ground-to-Grid Factor = 0.999684701
delta alpha = -00° 14' 32.76"
NAVD 1988 Elevation = 4963.168



Tract 1
Lands of McClain
filed 5/5/2006,
Book 2006C, Page 145

Tract 1
(1.6461 acres)

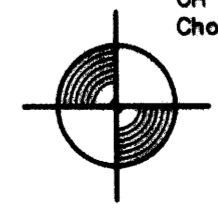
Tract 2
(0.9198 acres)

Tract A-2
Lands of William Andrew McCord
filed 6/25/2003,
Book 2003C, Page 190

Tract A-3

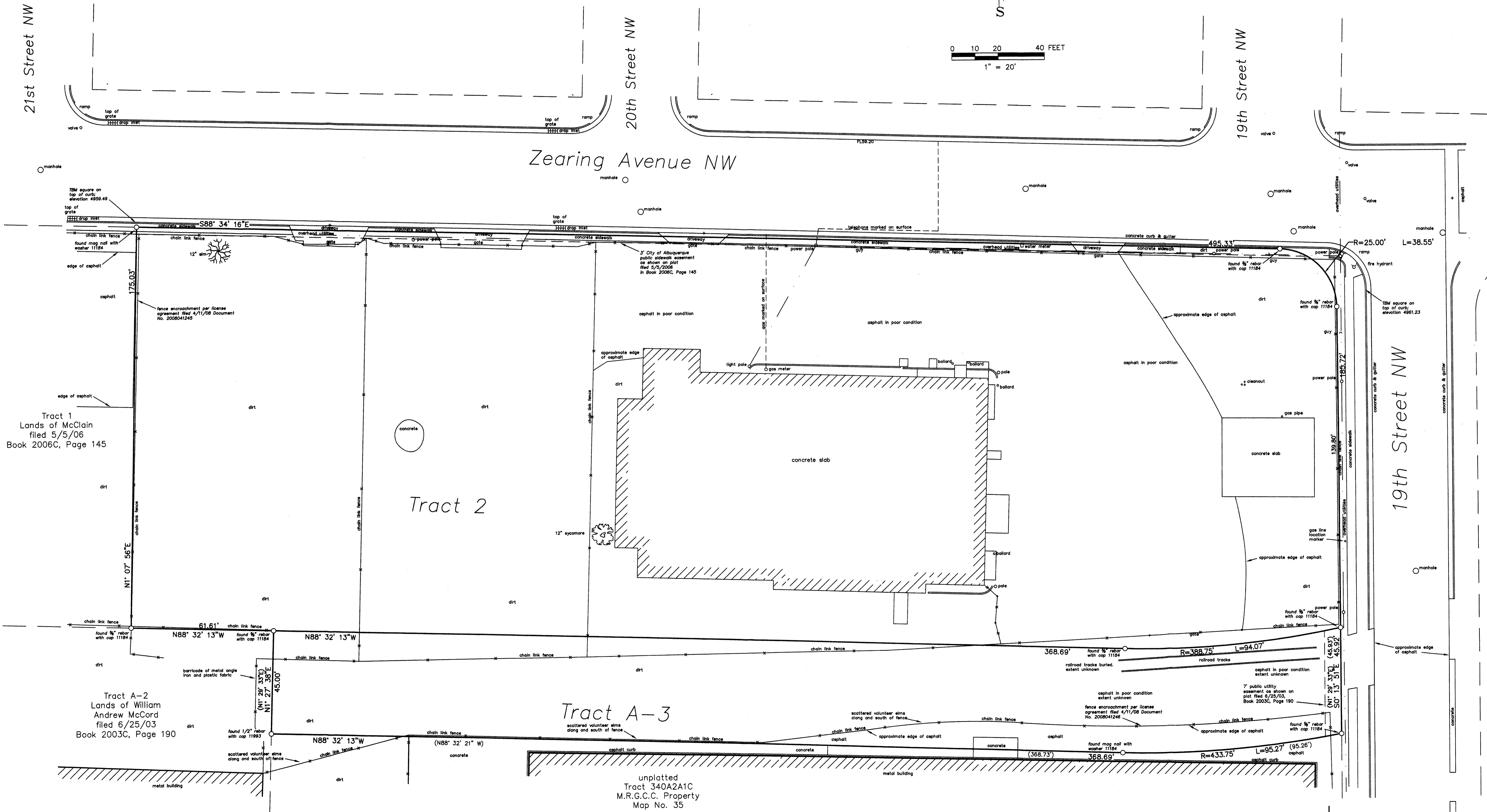
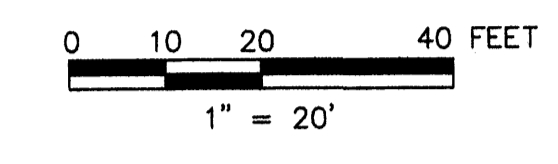
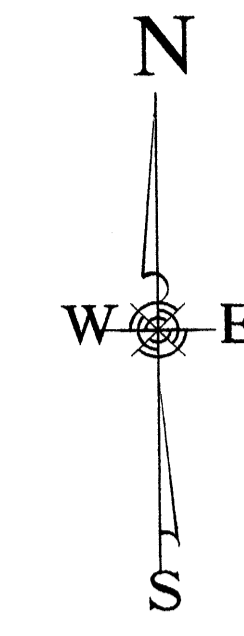
unplatted
Tract 340A2A1C
M.R.G.C.D. Property Map No. 35

R=433.75'
L=95.27' (95.26')
Delta=12°35'07" (12°35'02")
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Chord=95.08' (95.07')



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Site Sketch
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 Bernalillo County, New Mexico
 July 2009

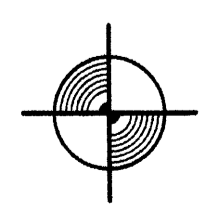


Tract 1
 Lands of McClain
 filed 5/5/06
 Book 2006C, Page 145

Tract A-2
 Lands of William
 Andrew McCord
 filed 6/25/03
 Book 2003C, Page 190

Tract A-3

unplatted
 Tract 340A2A1C
 M.R.G.C.C. Property
 Map No. 35



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