

VICINITY MAP No. H-22

LEGAL DESCRIPTION

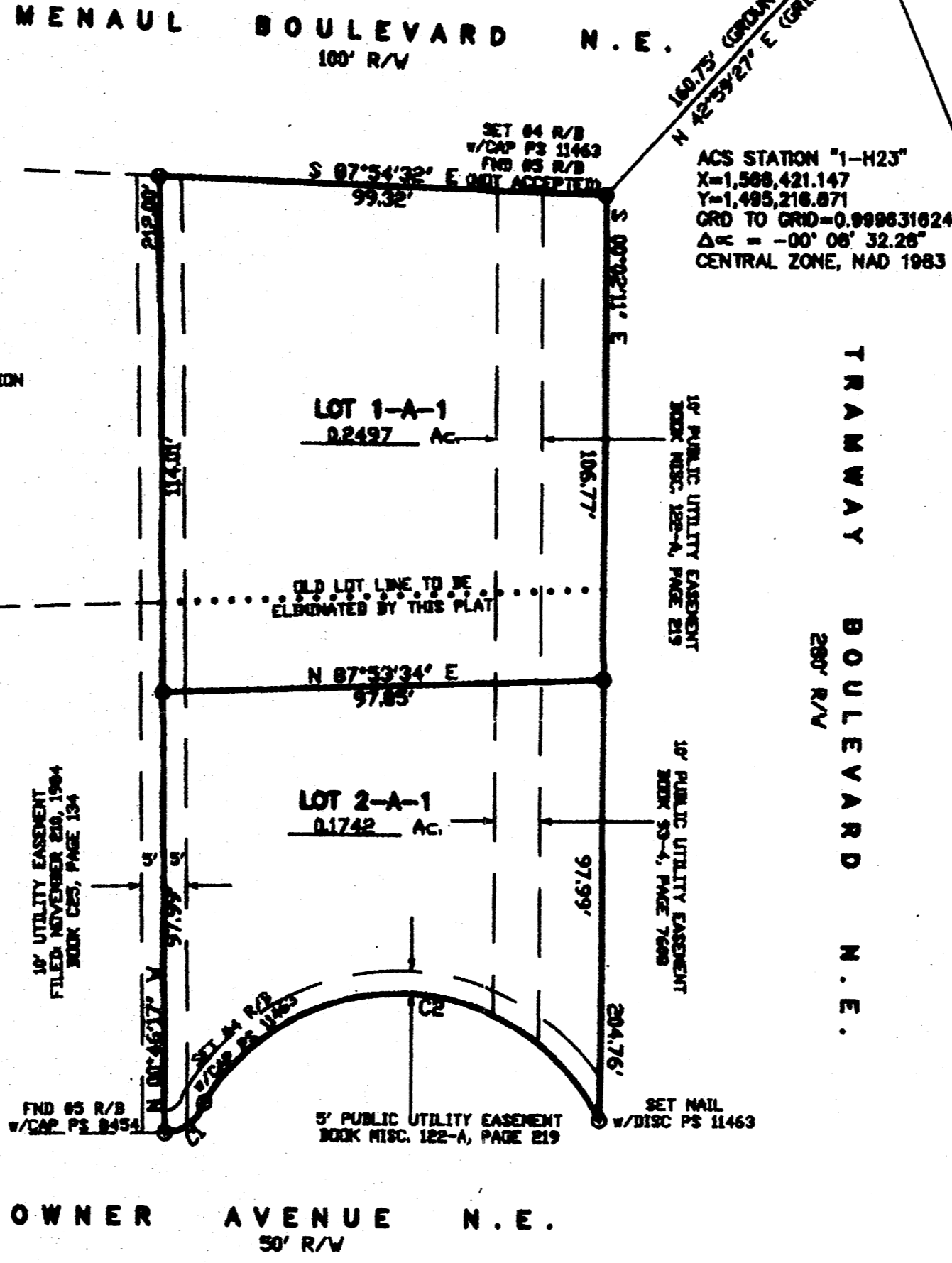
LOTS NUMBERED ONE-A (1-A) AND TWO-A (2-A), TRACT 'A' OF THE PLAT SHOWING REPLAT OF TRACT 'A', IN BLOCK NUMBERED FOUR (4) OF BRENTWOOD HILLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1994, IN PLAT BOOK C25, FOLIO 124 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREON DESCRIBED TRACT, BEING A POINT OF INTERSECTION BETWEEN THE WEST LINE OF TRAMWAY BOULEVARD AND THE SOUTHERLY LINE OF MENAUL BOULEVARD WHERE THE CITY OF ALBUQUERQUE CONTROL MONUMENT "1-H23" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,569,421.147 AND Y=1,495,218.871 BEARS N 42°59'27" E, A DISTANCE OF 166.75 FEET HAVING THENCE S 07°54'32" E, ALONG THE WEST LINE OF TRAMWAY BOULEVARD, A DISTANCE OF 284.76 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF TOWER AVENUE; THENCE ALONG THE NORTHERLY LINE OF TOWER AVENUE, 117.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 122°38'47" AND HAVING A CHORD BEARING AND DISTANCE OF N 07°54'26" V, 87.87 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE NORTHERLY LINE OF TOWER AVENUE, 11.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9.15 FEET, A CENTRAL ANGLE OF 74°29'34" AND HAVING A CHORD BEARING AND DISTANCE OF S 52°00'30" V, 11.06 FEET TO THE SOUTHWEST CORNER; THENCE N 07°46'17" W, A DISTANCE OF 212.08 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MENAUL BOULEVARD; THENCE S 07°54'32" E, ALONG THE SOUTHERLY LINE OF MENAUL BOULEVARD, A DISTANCE OF 99.32 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4239 ACRES MORE OR LESS

**PLAT OF
LOTS 1-A-1 AND 2-A-1, BLOCK 4
BRENTWOOD HILLS SUBDIVISION**

WITHIN
SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009

PROJECT NUMBER: 1007880
APPLICATION NUMBER: 09 DRB-70373

- CITY APPROVALS:**
- CITY SURVEYOR: [Signature] DATE: 12-3-09
- REAL PROPERTY DIVISION (CONDITIONAL) DATE: N/A
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: N/A
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 01/07/10
- ABCWA: Roger A Green DATE: 12-16-09
- Christina Sandoval DATE: 12/16/09
PARKS AND RECREATION DEPARTMENT
- Bradley S. Bingham DATE: 12/16/09
AMAFCA
- Bradley S. Bingham DATE: 12/16/09
CITY ENGINEER
- Paul Clend DATE: 01-07-10
DRB CHAIRPERSON, PLANNING DEPARTMENT



CURVE TABLE

NUMBER	BELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CI	74°29'34"	S 52°00'30" V	9.15	11.07	11.06
CE	122°38'47"	N 07°54'26" V	50.00	117.32	87.87

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS 1-A AND 2-A TO SHOW NEW ZONE CHANGE BOUNDARY 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: 0.4239 ACRES.
 - TALOS LOG NO. 2009013804
 - 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: JULY, 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

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.

[Signature] 12/3/09
Paul W. Droege for Manzano Meadows LLC. DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 3 DAY OF December, 2009

BY: Paul W. Droege (For Manzano Meadows LLC)
OWNERS NAME

MY COMMISSION EXPIRES: 1-25-2010 BY: [Signature]
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

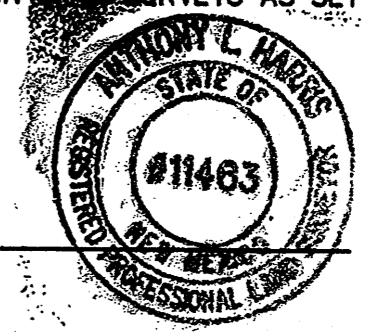
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

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 3rd DAY OF December, 2009.

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

ALBUQUERQUE SURVEYING, INC.
1111 ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-9056
FAX: (505) 889-9045



RE-09-0442.DWG (DECEMBER, 2009)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1022159153429210309
PROPERTY OWNER OF RECORD: MANZANO MEADOWS LLC
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 11-11-10

PARKING CALCULATIONS:

Net Leasable Areas:

Ground Floor Area = 2449 sf
 Original = 1449 sf
 Addition = 950 sf

Upper Floor Area = 1,228 sf
 Original = 1,228 sf

Parking Required =
 Ground Floor = 2449 sf / 200 = 12.0
 Upper Floor = 1240 sf / 300 = 4.0
 Total required spaces = 16

Spaces Provided = 16 spaces

MC = Motorcycle Spaces - 2 provided

LANDSCAPING CALCULATIONS:

Total Lot Area = 18,473 sf (.4239ac)
 Buildings Footprint = 3,487 sf
 Net Lot Area = 14,986 sf

Landscape Area Required
 = 14,986 * .15
 = 2,248 sf

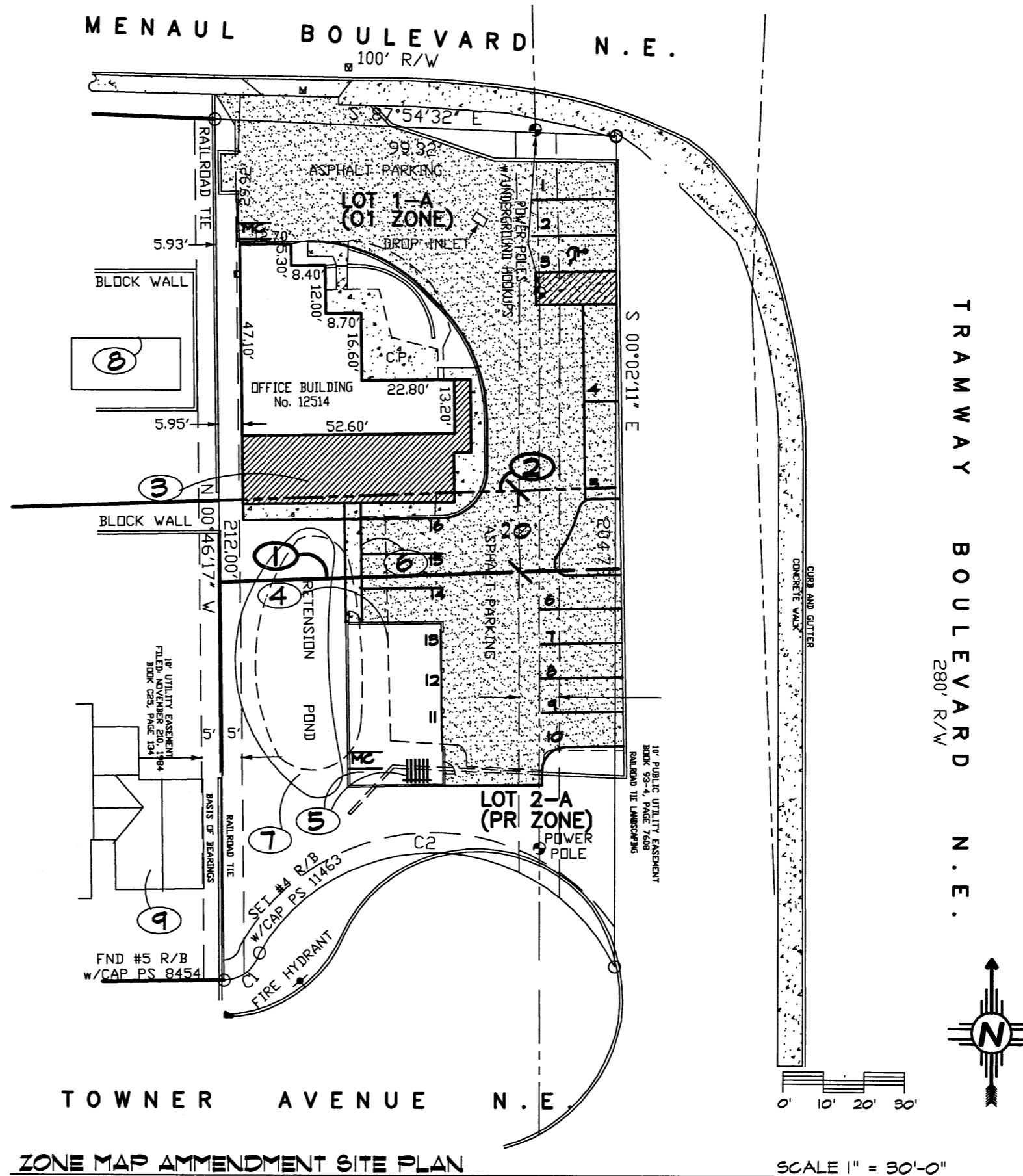
Landscape Area Provided =
 = 6,711 sf

- KEYED NOTES:**
- ① PROPOSED LOT RELOCATED 20' SOUTH
 - ② EXISTING LOT LOT
 - ③ PROPOSED BUILDING ADDITION
 - ④ PROPOSED 3 CAR PARKING GARAGE TO MATCH EXISTING BUILDING IN DESIGN, CONSTRUCTION, AND FINISH.
 - ⑤ SECURE BICYCLE / MOTORCYCLE PARKING SPACES
 - ⑥ ENLARGED ASPHALT PARKING AREA
 - ⑦ RECONFIGURED PONDING AREA
 - ⑧ EXISTING ADJACENT CELL TOWER
 - ⑨ ADJACENT RESIDENCE GARAGE

GENERAL NOTES:

CONFIGURATIONS, EXTENTS, AND LOCATIONS OF ADDITION AND GARAGE ARE PRESENTED AS INFORMATIONAL ONLY RELATIVE TO THIS PROPOSED ZONE MAP AMENDMENT AND ARE SUBJECT TO CHANGE AND REFINEMENT.

FINAL CONFIGURATIONS, EXTENTS, AND LOCATIONS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT PLAN REVIEW SUBMISSION AND SHALL CONFORM TO ZONING REQUIREMENTS OF THE RESPECTIVE ZONES OF THE PROPERTY.



ZONE MAP AMMENDMENT SITE PLAN

"Let's make it fun"

CORE, Ltd
Architecture

5924 ANAHEIM AVE. NE SUITE A
 ALBUQUERQUE, NM 87113
 P: 505-796-0894
 F: 505-796-0896

job no:	09-007
drawn:	jdh
checked:	CHK
date:	11/10/09

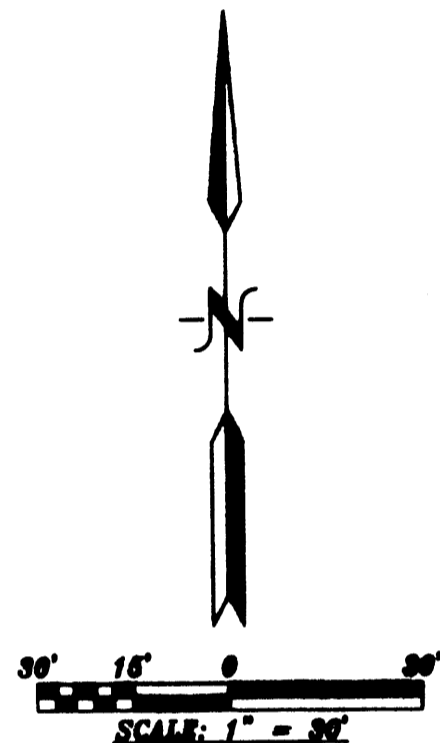
www.core-ltd.com

DESIGNED POWER OFFICES
 12514 MENAUL BLVD, NE
 ALBUQUERQUE, NM 87112

A-1.0



VICINITY MAP No. H-22



LEGAL DESCRIPTION

LOTS NUMBERED ONE-A ONE-A-1 AND TWO-A TWO-A-1, TRACT 'A' OF THE PLAT SHOWING REPLAT OF TRACT 'A', IN BLOCK NUMBERED FOUR (4) OF BRENTWOOD HILLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESCRIBED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1994, IN PLAT BOOK CBS, FOLIO 124 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT OF INTERSECTION BETWEEN THE WEST LINE OF TRINITY BOULEVARD AND THE SOUTHERLY LINE OF HENNAH BOULEVARD (WHICH CITY OF ALBUQUERQUE CONTROL NEARLY 'S-1422' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,344,421.147 AND Y=1,495,216.871 BEARS N 45°39'27" E, A DISTANCE OF 166.79 FEET RUNNING THENCE S 89°02'11" E, ALONG THE WEST LINE OF TRINITY BOULEVARD, A DISTANCE OF 284.76 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF TOWER AVENUE; THENCE ALONG THE NORTHERLY LINE OF TOWER AVENUE, 187.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.89 FEET, A CENTRAL ANGLE OF 122°38'47" AND HAVING A CHORD BEARING AND DISTANCE OF N 87°34'26" V, 87.87 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE NORTHERLY LINE OF TOWER AVENUE, 18.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9.15 FEET, A CENTRAL ANGLE OF 74°29'34" AND HAVING A CHORD BEARING AND DISTANCE OF S 52°00'33" V, 11.86 FEET TO THE SOUTHWEST CORNER; THENCE N 87°34'26" V, A DISTANCE OF 284.76 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF HENNAH BOULEVARD; THENCE S 87°34'26" E, ALONG THE SOUTHERLY LINE OF HENNAH BOULEVARD, A DISTANCE OF 99.32 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4239 ACRES MORE OR LESS

**PLAT OF
LOTS 1-A-1 AND 2-A-1, BLOCK 4
BRENTWOOD HILLS SUBDIVISION**
WITHIN
SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR: [Signature] DATE: 12-3-09

REAL PROPERTY DIVISION (CONDITIONAL) DATE: _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: _____

ABCWA DATE: _____

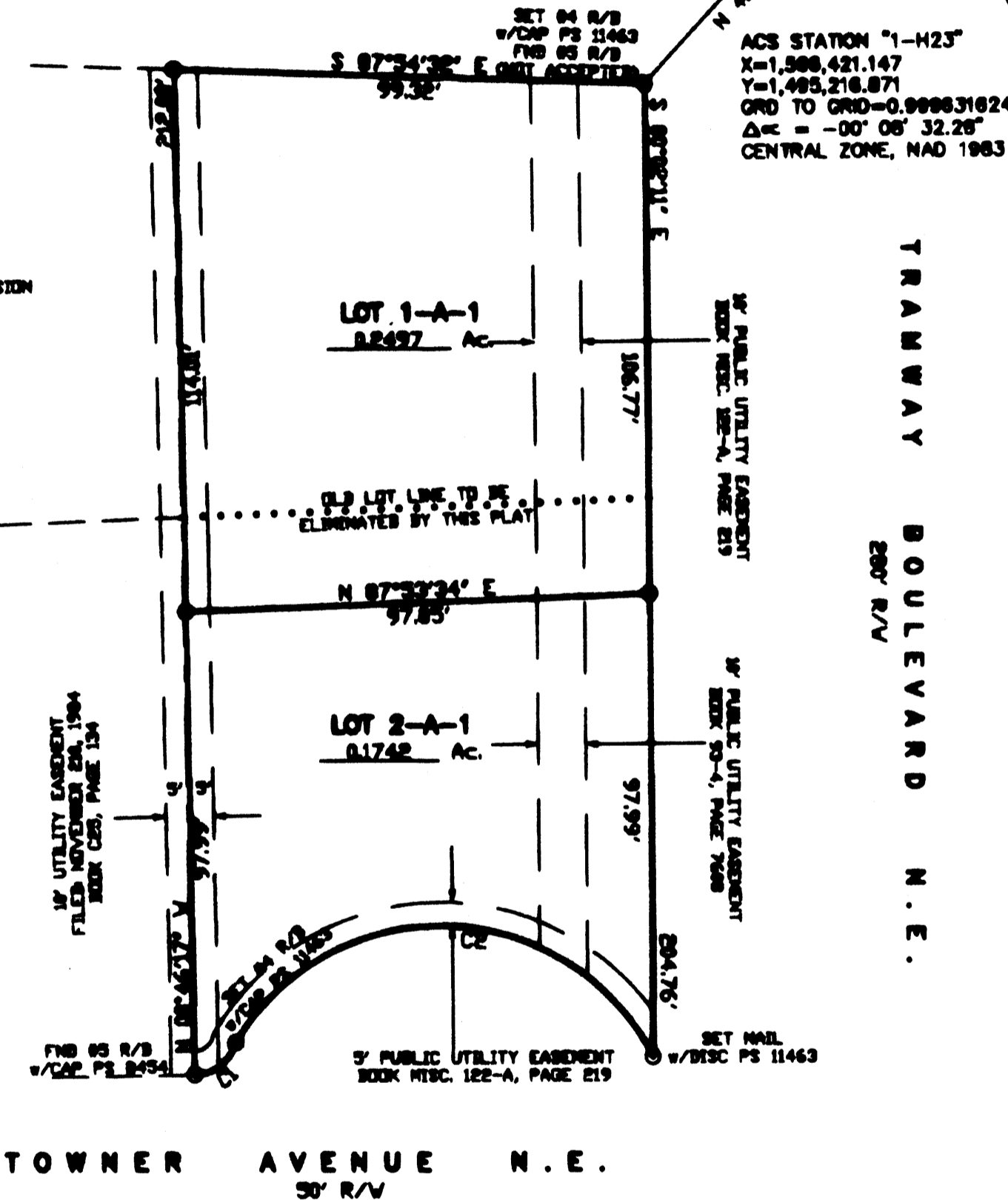
PARKS AND RECREATION DEPARTMENT DATE: _____

AMA/CA DATE: _____

CITY ENGINEER DATE: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

MENAU BOULEVARD N.E.
100' R/V



SET ON R/S
W/CAP PS 11463
FIB 05 R/S
ACS STATION "1-H23"
X=1,508,421.147
Y=1,495,216.871
GRD TO GRD=0.000631624
ΔC = -00° 06' 32.28"
CENTRAL ZONE, NAD 1983

LOT 7, BLOCK 4
BRENTWOOD HILLS SUBDIVISION
FILED JULY 24, 1992
VOLUME 91, FOLIO 63

LOT 11, BLOCK 4
BRENTWOOD HILLS SUBDIVISION
FILED JULY 24, 1992
VOLUME 91, FOLIO 63

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS 1-A AND 2-A TO SHOW NEW ZONE CHANGE BOUNDARY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

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- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.4239 ACRES.
- TALOS LOG NO. 2009013804
- 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: JULY, 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

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[Signature] DATE: 12/3/09
Paul W. Droege for Manzana Meadows LLC.

ACKNOWLEDGMENT
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 3 DAY OF December 2009

BY: Paul W. Droege (for Manzana Meadows LLC)
OWNERS NAME

MY COMMISSION EXPIRES: 1-25-2010 BY: [Signature]
NOTARY PUBLIC

CURVE TABLE

NUMBER	BETA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CE	74°29'34"	S 52°00'33" V	9.15	11.87	11.06
CE	122°38'47"	N 87°34'26" V	58.89	107.32	87.87

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 3rd DAY OF December, 2009.

[Signature]
ANTHONY L. HARRIS (P.S. # 11463)

HARRIS SURVEYING, INC. PHONE: (505) 860-8666
ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 860-8645

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