

Zone Atlas Page Number L-18
Talos Log Number 2010182035

SUBDIVISION DATA

1. Total gross acreage: 0.1683 acres
2. Total number of existing lots - 1. 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.
5. Where measured distances differ from record, () indicates record distances. The plat of Shirley's Subdivision of Block 3, Baron Burg Heights filed August 12, 1929 in Book B, Page 44 contains no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 8126.
7. Date of field survey: April, 2010.
8. Documents used in the preparation of this survey: The plat of Shirley's Subdivision of Block, Baron Burg Heights filed August 12, 1929 in Book B, Page 44 Title Policy No. 9301 1575536, File No. 9090075, effective October 13, 2009 issued by Stewart Title Guaranty Company and documents referenced therein. Warranty Deed filed 10/13/2009, Document No. 2009114235.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"),** a New Mexico corporation, (PNM Electric) 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** 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. Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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."

DOCH 2010085527
 08/25/2010 10:29 AM Page: 1 of 2
 t:PLAT R:\$12.00 B: 2010C P: 0185 M. Toulous Olivere, Bernalillo Cour

LEGAL DESCRIPTION

Lot Twelve (12), of Shirley's Subdivision of Block numbered Three (3) of Baron Burg Heights Addition, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 12, 1929, in Map Book B, folio 44

Together with
 Vacated public rights-of-way of a portion of Cardenas Drive SE and Bell Avenue SE
 and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 5, K18A, bears N 08° 31' 14" W, a distance of 2276.55 feet;
 Thence, S 89° 10' 23" E, a distance of 138.28 feet to the northeast corner of the parcel herein described;
 Thence, S 00° 14' 35" W, a distance of 33.33 feet to a point of curvature;
 Thence, southwesterly, a distance of 11.81 feet along the arc of a curve bearing to the right (said arc having a radius of 20.00 feet and a chord which bears S 16° 52' 42" W, a distance of 11.45 feet), to a point on curve;
 Thence, S 00° 14' 35" W, a distance of 5.73 feet to a point;
 Thence, N 89° 10' 23" W, a distance of 5.63 feet to a point on curve;
 Thence, southwesterly, a distance of 11.96 feet along the arc of a curve bearing to the right (said arc having a radius of 20.00 feet and a chord which bears S 73° 41' 51" W, a distance of 11.78 feet), to a point of tangency;
 Thence, N 89° 10' 23" W, a distance of 118.07 feet to the southwest corner of the parcel herein described;
 Thence, N 00° 14' 36" E, a distance of 53.54 feet to the northwest corner and point of beginning of the parcel herein described and containing 0.1683 acres or 7,329 square feet, more or less.

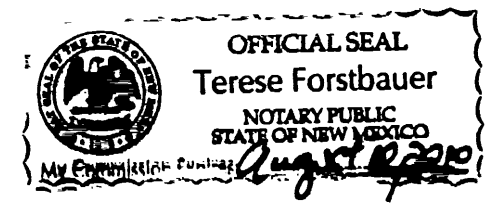
FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 12-A 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 do hereby dedicate to the city of Albuquerque in fee simple with warranty covenants the 14 square foot portion of Lot 12 shown hereon as public right-of-way. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Eleanor Jane Carlton Revocable Trust UTA
Eleanor Jane Carlton, Trustee
 Eleanor Jane Carlton, Trustee

ACKNOWLEDGMENT

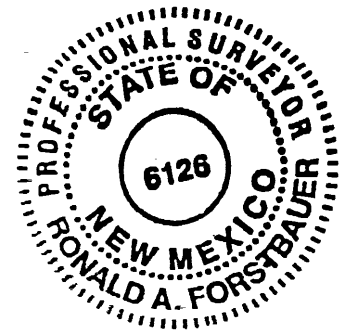
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 This instrument was acknowledged before me on MAY 7, 2010,
 by Eleanor Jane Carlton, Trustee of the Eleanor Jane Carlton Revocable Trust UTA.
 My Commission Expires: August 10 2010
Terese Forstbauer
 Notary Public



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 Policy No. 9301 1575536, File No. 9090075, effective October 13, 2009 issued by Stewart Title Guaranty Company, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID

PAID ON UPC # 10105619746820302
 PROPERTY OWNER OF RECORD:
 Shepard Norman
 BERNALILLO COUNTY TREASURER'S OFFICE
 Greg Pottle 8/25/10

**Lot 12-A, Block 3
 Baron Burg Heights**
 Being a Replat of
**Lot 12, Shirley's Subdivision of Block 3
 Baron Burg Heights
 and a Portion of
 Vacated Cardenas Drive SE
 & Bell Avenue SE**
 Section 25, T.10N., R.3E., N.M.P.M.
 Bernalillo County, New Mexico
 City of Albuquerque

April 2010

PROJECT NUMBER 1008191
 Application Number 10-DRB-76137

The purpose of this plat is to vacate portions of Bell Avenue SE and Cardenas Drive SE adjacent to Lot 12 and to consolidate said vacated portions with Lot 12.

PLAT APPROVAL

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:

<i>[Signature]</i>	CITY SURVEYOR	5-10-10	DATE
<i>[Signature]</i>	REAL PROPERTY DIVISION	8-25-10	DATE
N/A	ENVIRONMENTAL HEALTH DEPARTMENT		DATE
<i>[Signature]</i>	TRAFFIC ENGINEERING TRANSPORTATION DIVISION	06/09/10	DATE
<i>[Signature]</i>	ABCWUA	06/09/10	DATE
<i>[Signature]</i>	PARKS & RECREATION DEPARTMENT	6/9/10	DATE
<i>[Signature]</i>	A.M.A.F.C.A.	6/22/10	DATE
<i>[Signature]</i>	CITY ENGINEER	6-9-10	DATE
<i>[Signature]</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	8-24-10	DATE

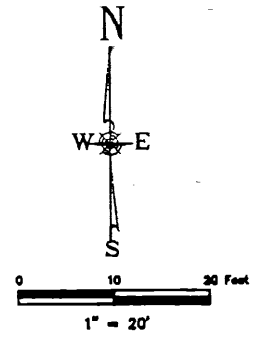
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____
 PROPERTY OWNER OF RECORD: _____

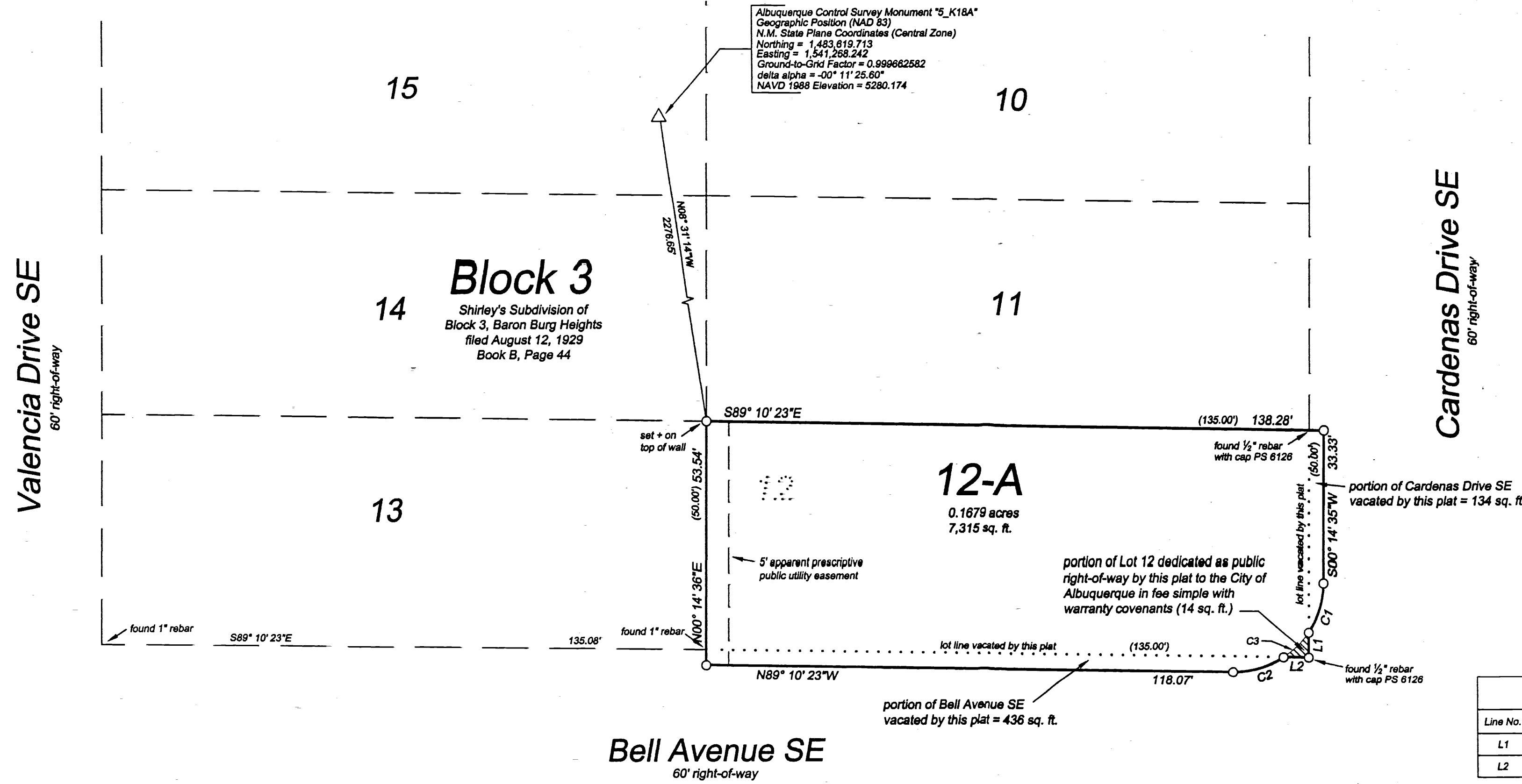
 BERNALILLO COUNTY TREASURER'S OFFICE:

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

**Lot 12-A, Block 3
 Baron Burg Heights**
 Being a Replat of
**Lot 12, Shirley's Subdivision of Block 3
 Baron Burg Heights**
 and a Portion of
**Vacated Cardenas Drive SE
 & Bell Avenue SE**
 Section 25, T.10N., R.3E., N.M.P.M.
 Bernalillo County, New Mexico
 City of Albuquerque
 April 2010



Albuquerque Control Survey Monument "5_K18A"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,483,619.713
 Easting = 1,541,298.242
 Ground-to-Grid Factor = 0.999662582
 delta alpha = -00° 11' 25.60"
 NAVD 1988 Elevation = 5280.174



Cardenas Drive SE
60' right-of-way

Valencia Drive SE
60' right-of-way

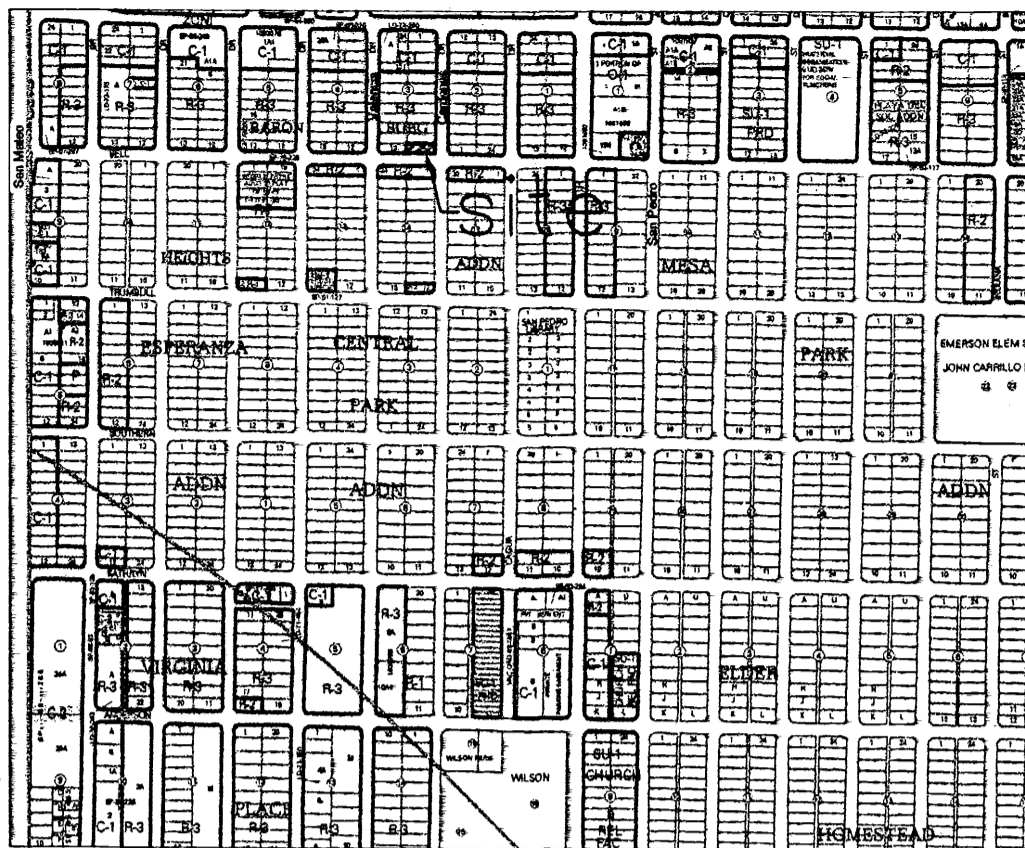
Line No.	Length	Direction
L1	5.73	S00° 14' 35"W
L2	5.63	N89° 10' 23"W

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.61	20.00	33° 16' 13"	S16° 52' 42"W	11.45
C2	11.96	20.00	34° 15' 32"	S73° 41' 51"W	11.78
C3	8.05	20.00	23° 03' 16"	S45° 02' 27"W	7.99

[Faded and mostly illegible text, likely a signature or stamp area]



Vicinity Map
no scale



Zone Atlas Page Number L-18
Talco Log Number 2010182035

SUBDIVISION DATA

- Total gross acreage: 0.1683 acres
- Total number of existing lots - 1. No additional lots are being created by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
- Where measured distances differ from record, () indicates record distances. The plat of Shirley's Subdivision of Block 3, Baron Burg Heights filed August 12, 1929 in Book B, Page 44 contains no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: April, 2010.
- Documents used in the preparation of this survey: The plat of Shirley's Subdivision of Block, Baron Burg Heights filed August 12, 1929 in Book B, Page 44 Title Policy No. 9301 1575336, File No. 9090075, effective October 13, 2009 issued by Stewart Title Guaranty Company and documents referenced therein. Warranty Deed filed 10/13/2009, Document No. 2009114235.

PUBLIC UTILITY EASEMENTS

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

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) 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** 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. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

Lot Twelve (12), of Shirley's Subdivision of Block numbered Three (3) of Baron Burg Heights Addition, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 12, 1929, in Map Book B, folio 44

Together with

Vacated public rights-of-way of a portion of Cardenas Drive SE and Bell Avenue SE

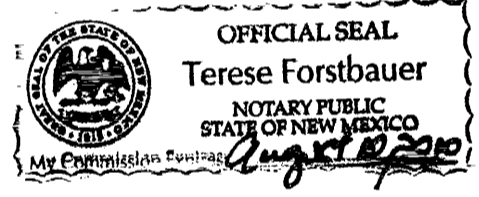
and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 5_K18A bears N 08° 31' 14" W, a distance of 2276.65 feet;
Thence, S 89° 10' 23" E, a distance of 138.28 feet to the northeast corner of the parcel herein described;
Thence, S 00° 14' 35" W, a distance of 33.33 feet to a point of curvature;
Thence, southwesterly, a distance of 11.61 feet along the arc of a curve bearing to the right (said arc having a radius of 20.00 feet and a chord which bears S 16° 52' 42" W, a distance of 11.45 feet), to a point on curve;
Thence, S 00° 14' 35" W, a distance of 5.73 feet to a point;
Thence, N 89° 10' 23" W, a distance of 5.63 feet to a point on curve;
Thence, southwesterly, a distance of 11.96 feet along the arc of a curve bearing to the right (said arc having a radius of 20.00 feet and a chord which bears S 73° 41' 51" W, a distance of 11.78 feet), to a point of tangency;
Thence, N 89° 10' 23" W, a distance of 118.07 feet to the southwest corner of the parcel herein described;
Thence, N 00° 14' 36" E, a distance of 53.54 feet to the northwest corner and point of beginning of the parcel herein described and containing 0.1683 acres or 7,329 square feet, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 12-A 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 do hereby dedicate to the city of Albuquerque in fee simple with warranty covenants the 14 square foot portion of Lot 12 shown hereon as public right-of-way. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Eleanor Jane Carlton Revocable Trust UTA
Eleanor Jane Carlton, Trustee
Eleanor Jane Carlton, Trustee



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

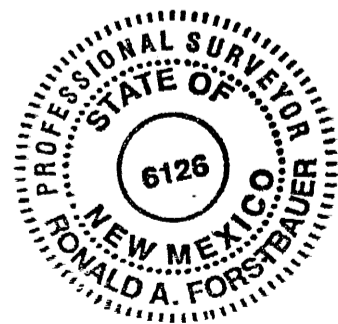
This instrument was acknowledged before me on MAY 7 2010,
by Eleanor Jane Carlton, Trustee of the Eleanor Jane Carlton Revocable Trust UTA.

My Commission Expires: August 10, 2010
TERESE FORSTBAUER
Notary Public

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 Policy No. 9301 1575336, File No. 9090075, effective October 13, 2009 issued by Stewart Title Guaranty Company, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer
Ronald A. Forstbauer Date
N.M.P.S. No. 6126



Lot 12-A, Block 3 Baron Burg Heights

Being a Replat of
Lot 12, Shirley's Subdivision of Block 3
Baron Burg Heights
and a Portion of
Vacated Cardenas Drive SE
& Bell Avenue SE
Section 25, T.10N., R.3E., N.M.P.M.
Bernalillo County, New Mexico
City of Albuquerque

April 2010

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to vacate portions of Bell Avenue SE and Cardenas Drive SE adjacent to Lot 12 and to consolidate said vacated portions with Lot 12.

PLAT APPROVAL

Utility Approvals:

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

City Approvals:

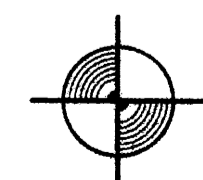
<i>[Signature]</i>	5-10-10
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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

Lot 12-A, Block 3 Baron Burg Heights

Being a Replat of

Lot 12, Shirley's Subdivision of Block 3

Baron Burg Heights

and a Portion of

Vacated Cardenas Drive SE

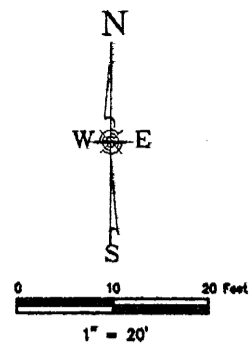
& Bell Avenue SE

Section 25, T.10N., R.3E., N.M.P.M.

Bernalillo County, New Mexico

City of Albuquerque

April 2010



Albuquerque Control Survey Monument "5_K18A"
Geographic Position (NAD 83)
N.M. State Plane Coordinates (Central Zone)
Northing = 1,483,619.713
Easting = 1,541,268.242
Ground-to-Grid Factor = 0.999662582
delta alpha = -00° 11' 25.60"
NAVD 1988 Elevation = 5280.174

Valencia Drive SE
60' right-of-way

Cardenas Drive SE
60' right-of-way

Bell Avenue SE
60' right-of-way

15

10

14

Block 3

Shirley's Subdivision of
Block 3, Baron Burg Heights
filed August 12, 1929
Book B, Page 44

11

13

12

12-A

0.1679 acres
7,315 sq. ft.

S89° 10' 23"E

(135.00') 138.28'

set + on
top of wall

found 1/2" rebar
with cap PS 6126

S89° 14' 36"E

portion of Cardenas Drive SE
vacated by this plat = 134 sq. ft.

(50.00')

53.54'

5' apparent prescriptive
public utility easement

portion of Lot 12 dedicated as public
right-of-way by this plat to the City of
Albuquerque in fee simple with
warranty covenants (14 sq. ft.)

lot line vacated by this plat

found 1" rebar

S89° 10' 23"E

135.08'

lot line vacated by this plat

(135.00')

N89° 10' 23"W

118.07'

portion of Bell Avenue SE
vacated by this plat = 436 sq. ft.

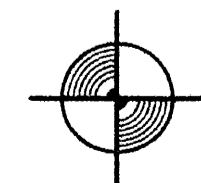
found 1/2" rebar
with cap PS 6126

Line Table

Line No.	Length	Direction
L1	5.73	S00° 14' 35"W
L2	5.63	N89° 10' 23"W

Curve Table

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.61	20.00	33° 16' 13"	S16° 52' 42"W	11.45
C2	11.96	20.00	34° 15' 32"	S73° 41' 51"W	11.78
C3	8.05	20.00	23° 03' 16"	S45° 02' 27"W	7.99



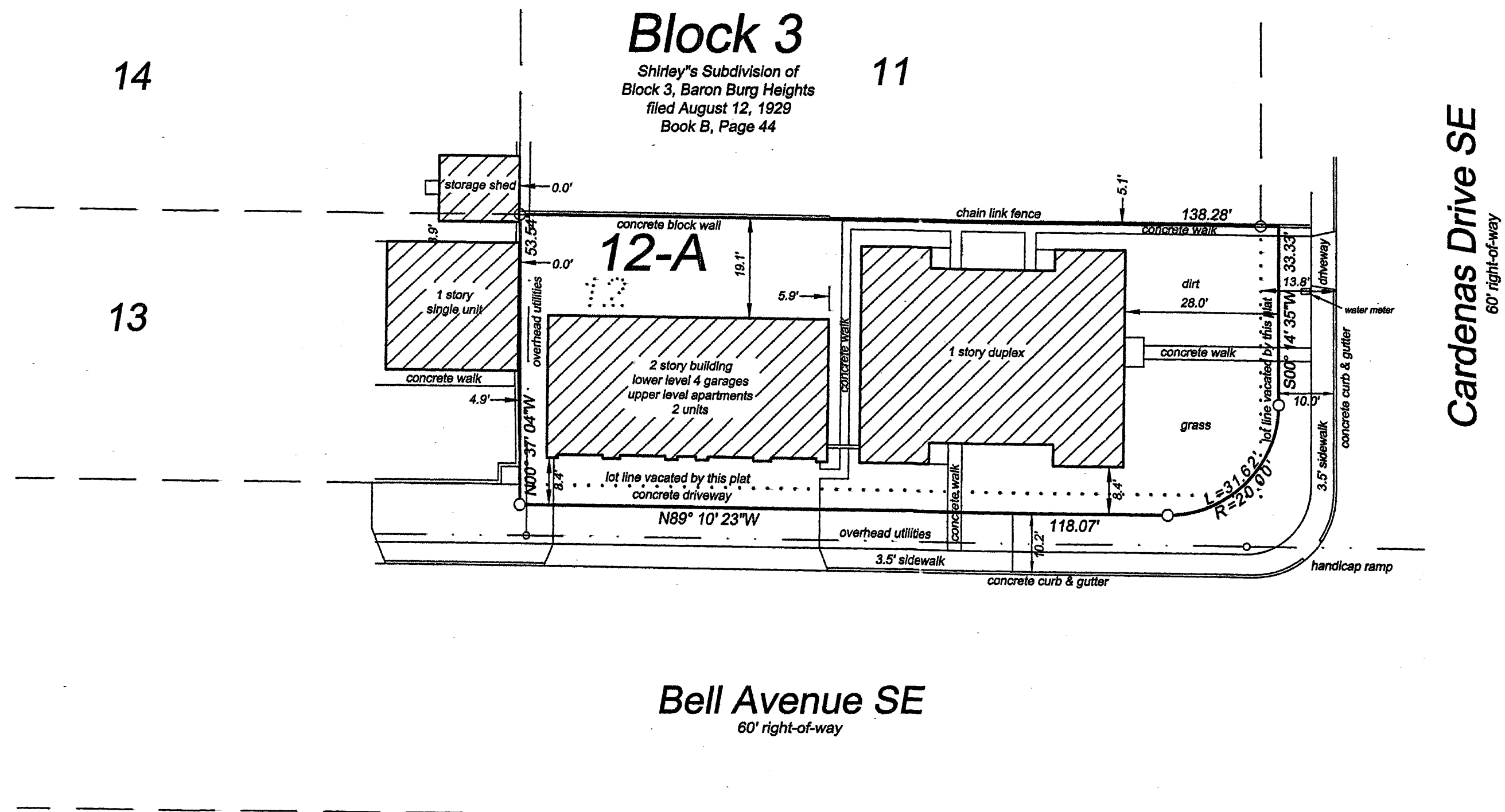
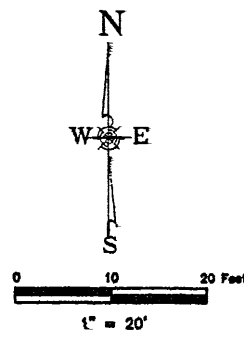
Forstbauer Surveying, L.L.C.

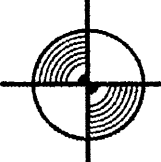
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Sheet 2 of 2

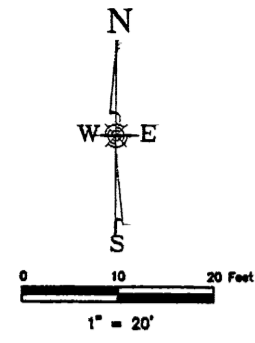
Improvement Sketch Lot 12-A, Block 3 Baron Burg Heights

Being a Replat of
Lot 12, Shirley's Subdivision of Block 3
Baron Burg Heights
Bernalillo County, New Mexico
City of Albuquerque
April 2010

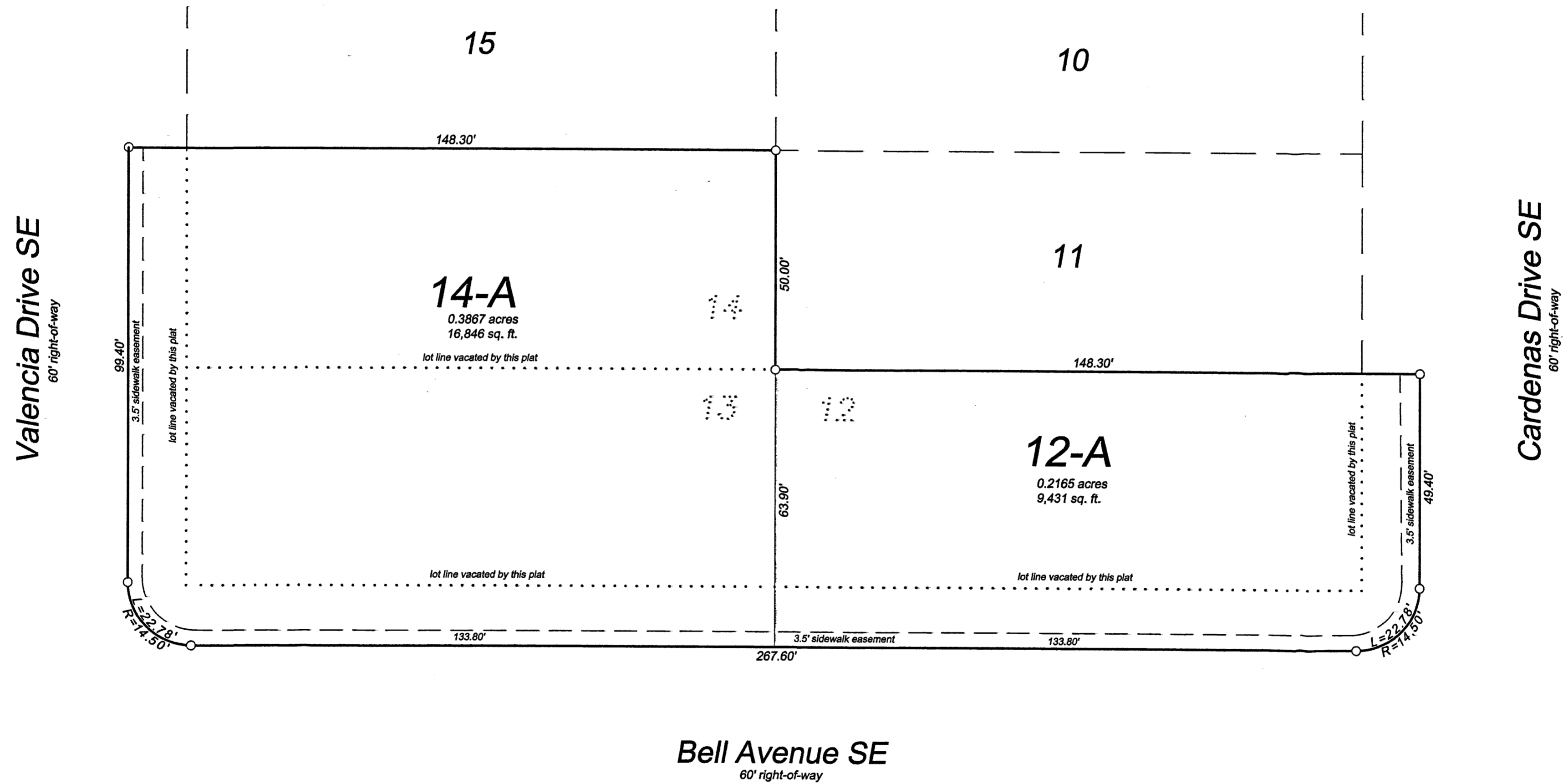


 Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Sketch Plat
 Lots 12, 13 & 14, Block 3
 Baron Burg Heights
 Bernalillo County, New Mexico
 City of Albuquerque
 February 2010



Note:
 1. Property lines shown hereon should be considered approximate. A boundary survey to locate said property lines has not yet been performed. Dimensions between improvements and property lines should be considered approximate.
 2. Boundary dimensions will be revised after an actual field survey is performed.



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