



VICINITY MAP No. G-14



LEGAL DESCRIPTION

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TWO (2) OF THE GARDNER 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 MARCH 28, 1940 IN VOLUME D, FOLIO 71

**PLAT OF
LOTS 12-A AND 12-B, BLOCK 2
GARDNER ADDITION**

WITHIN
SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2010

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

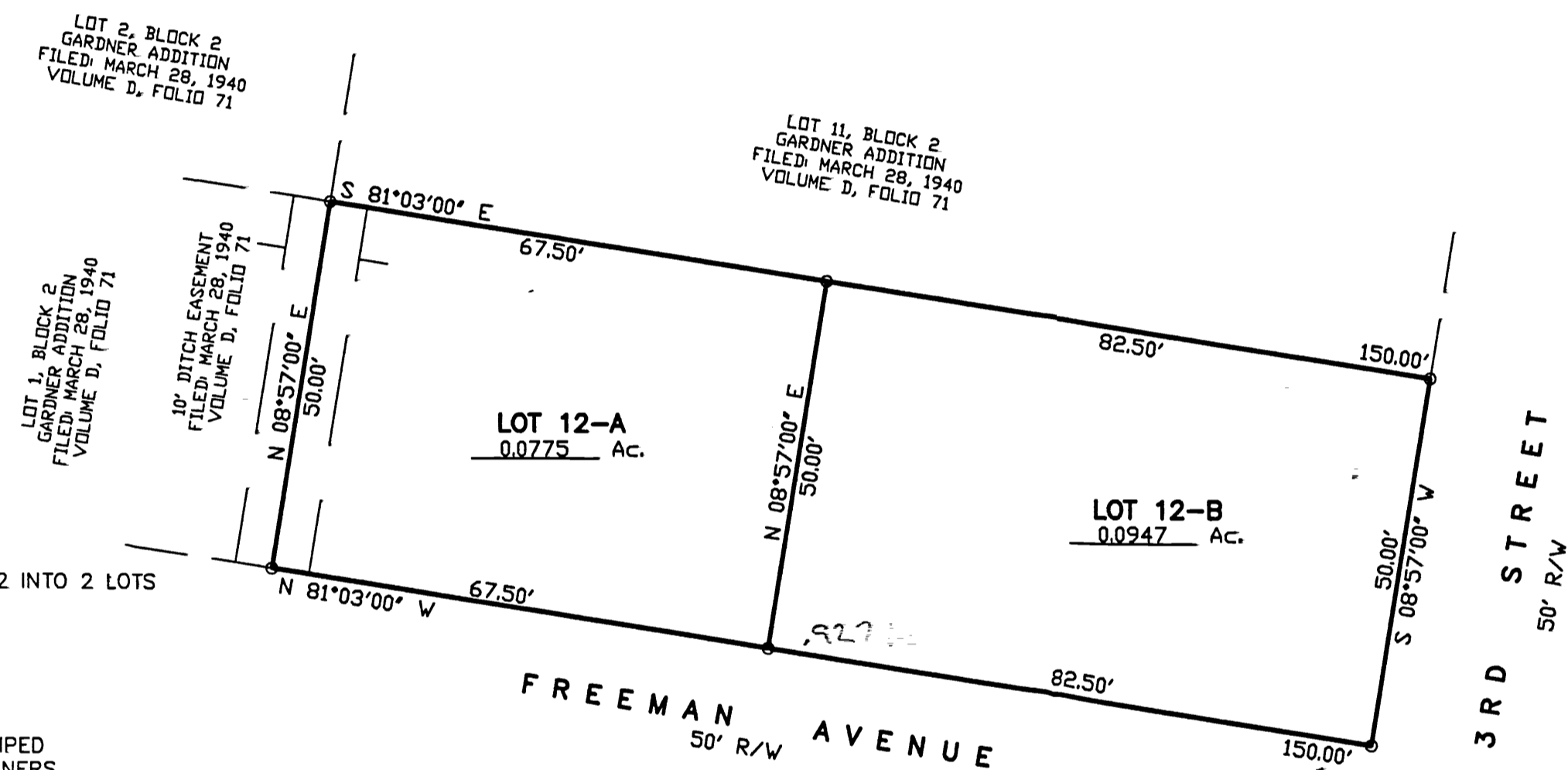
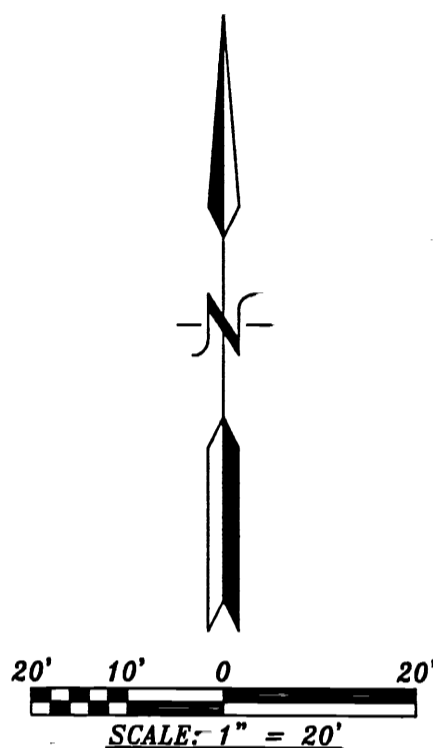
ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 12 INTO 2 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.1722 ACRES.
- 4: TALOS LOG NO. _____
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: JANUARY, 2010
- 9: 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

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.

DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____, DAY OF _____, 20____

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ 3Y: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

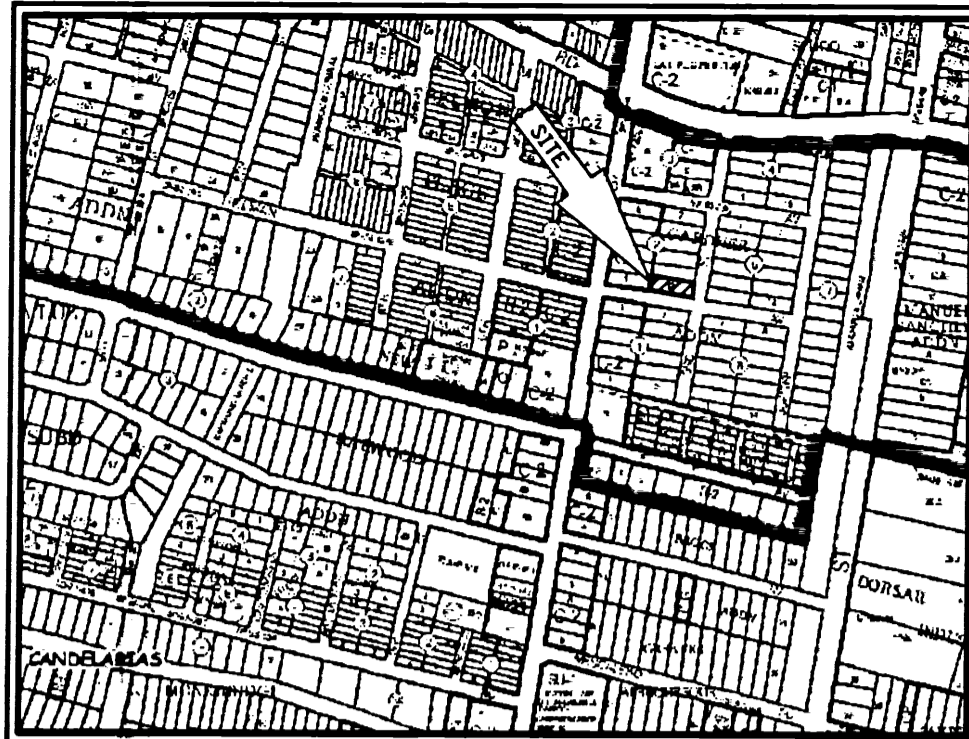
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) s.s.

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 _____ DAY OF _____, 2010.

ANTHONY L. HARRIS, P.S. # 11463

ALHARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645



VICINITY MAP No. G-14



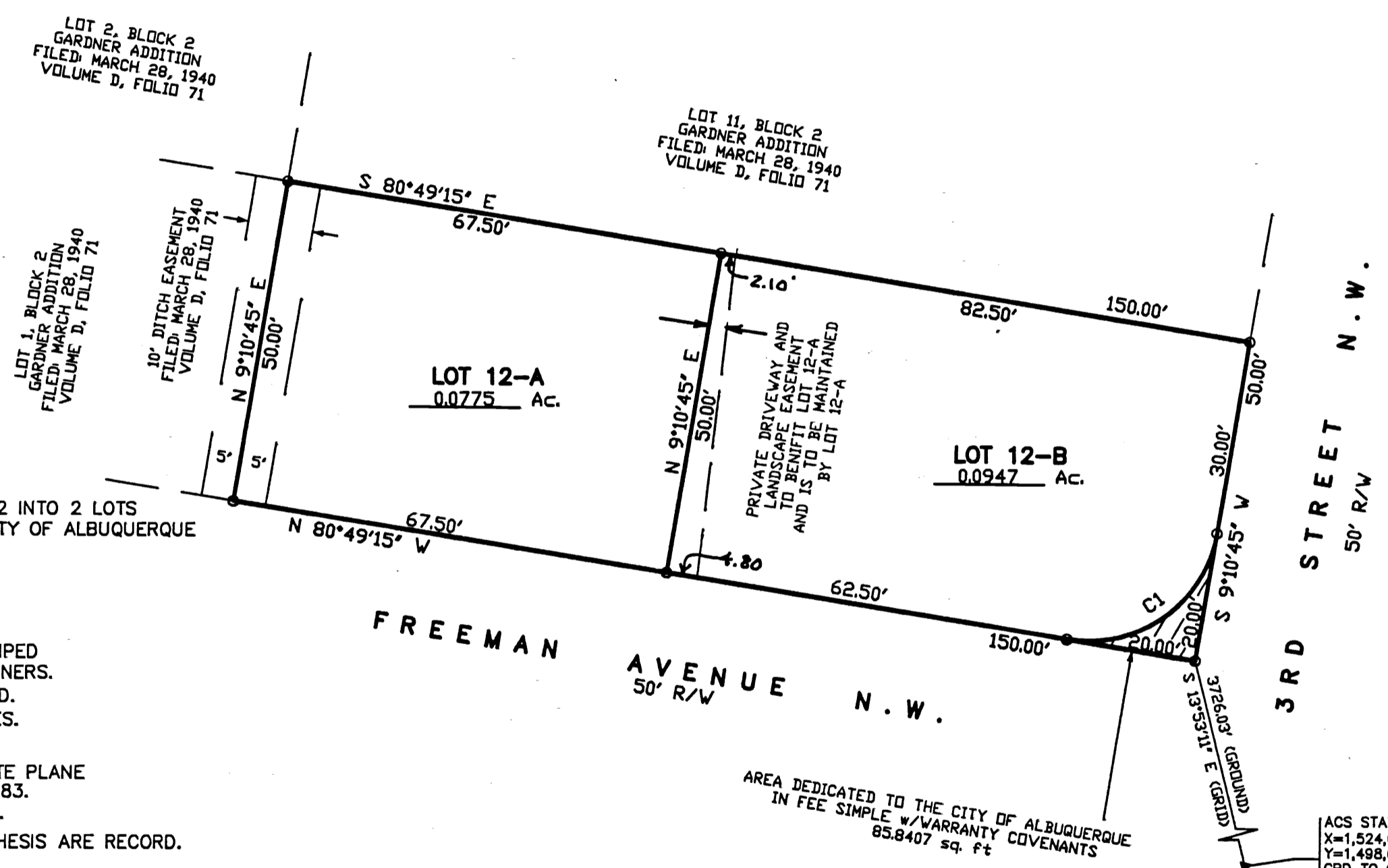
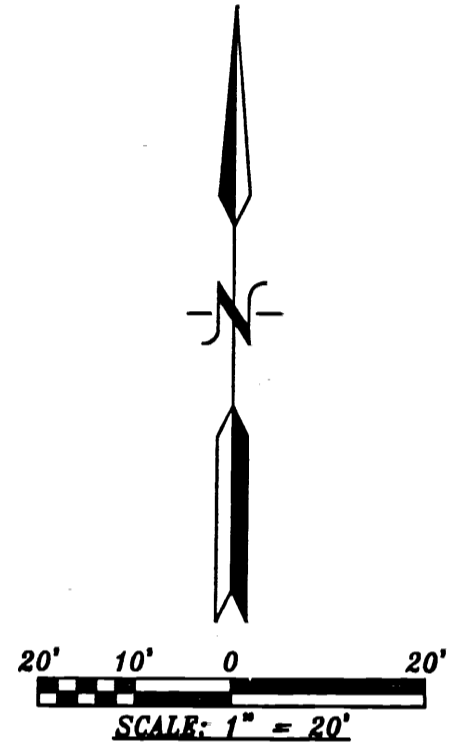
LEGAL DESCRIPTION
 LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TWO (2) OF THE GARDNER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 28, 1940 IN VOLUME D, FOLIO 71

**PLAT OF
 LOTS 12-A AND 12-B, BLOCK 2
 GARDNER ADDITION**
 WITHIN
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2010

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

CITY APPROVALS:
 CITY SURVEYOR: [Signature] DATE: 6-14-10

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	20.00'	N 54°10'45" E	20.00	31.42	28.28

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 12 INTO 2 LOTS DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE 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: 0.1722 ACRES.
 - TALOS LOG NO. 2010051203
 - 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: MAY, 2010
 - 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

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, AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

Shawnee M Pedroncelli 6/4/10
 DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 4th DAY OF June, 2010

BY: Shawnee M Pedroncelli
 OWNERS NAME

MY COMMISSION EXPIRES: 11/3/2011 BY: [Signature]
 NOTARY PUBLIC

ACS STATION "6-G15"
 X=1,524,070.574
 Y=1,498,622.035
 GRID TO GRID=0.999681260
 ΔK = -00° 13' 25.75"
 CENTRAL ZONE, NAD 1983

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 1st DAY OF June, 2010.

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

HARRIS SURVEYING, INC.
 4412-D MONROE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



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



LEGAL DESCRIPTION

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TWO (2) OF THE GARDNER 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 MARCH 28, 1940 IN VOLUME D, FOLIO 71

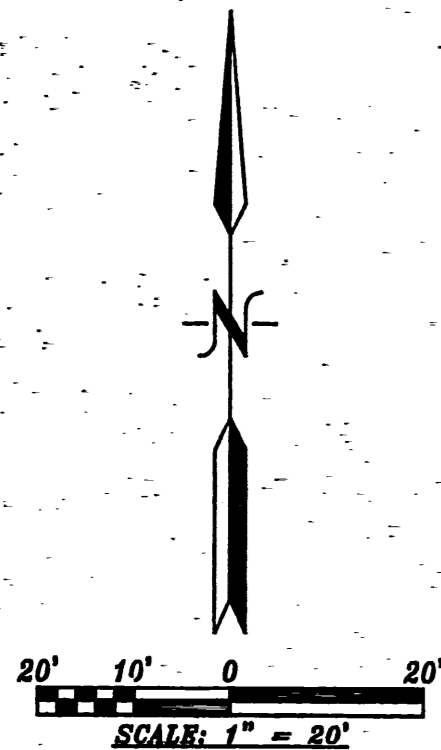
**PLAT OF
LOTS 12-A AND 12-B, BLOCK 2
GARDNER ADDITION**

WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2010

PROJECT NUMBER: 1008192
APPLICATION NUMBER: 10DRB-70168

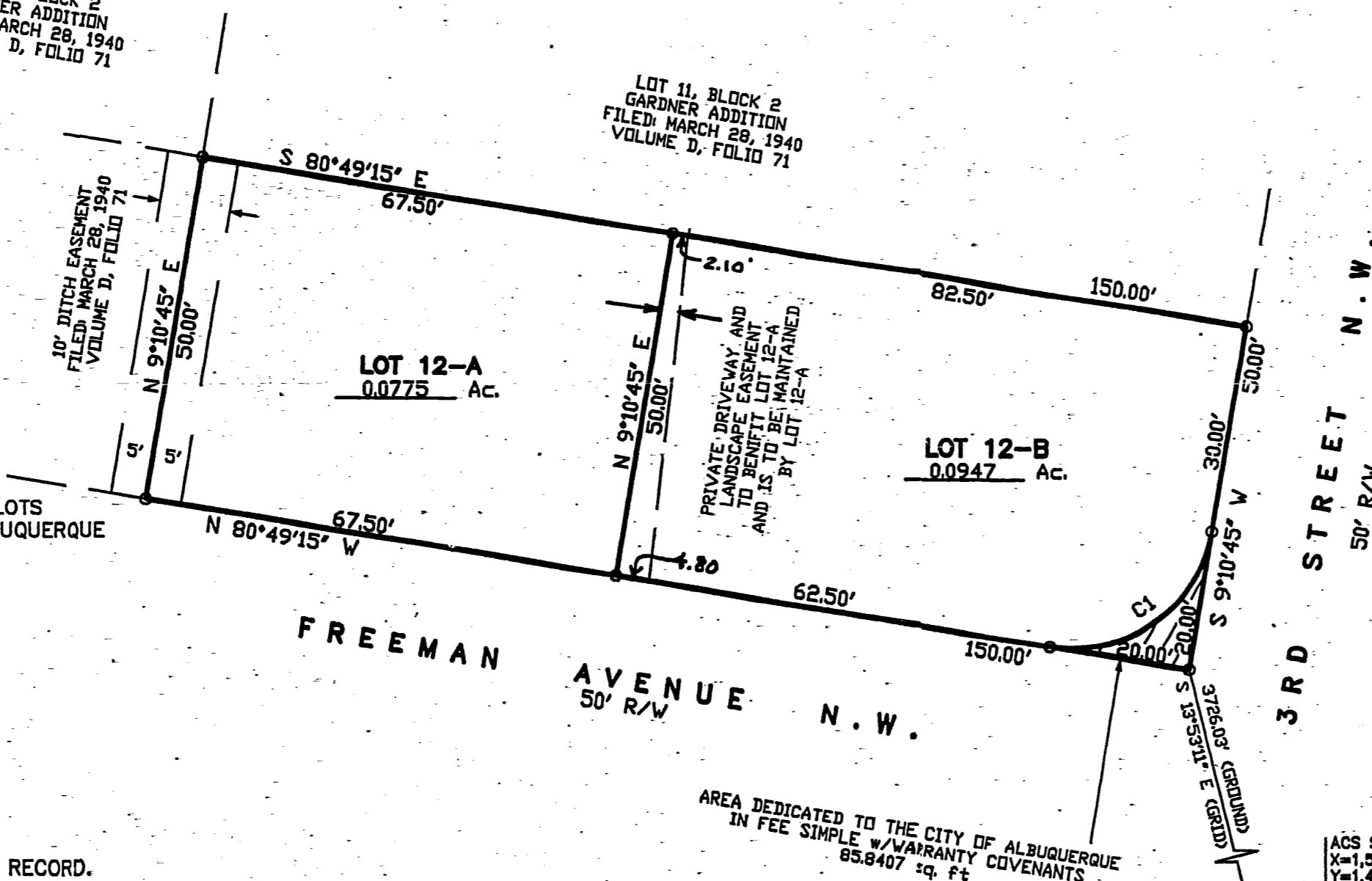
CITY APPROVALS:
CITY SURVEYOR: [Signature] DATE: 6-14-10
*REAL PROPERTY DIVISION (CONDITIONAL) DATE: N/A
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: N/A
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 06/28/10
ABCWA DATE: 06/23/10
PARKS AND RECREATION DEPARTMENT DATE: 06/23/10
AMAFCA DATE: 06/23/10
CITY ENGINEER DATE: 06/23/10
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 6/28/10

VICINITY MAP No. G-14



LOT 2, BLOCK 2
GARDNER ADDITION
FILED MARCH 28, 1940
VOLUME D, FOLIO 71

LOT 1, BLOCK 2
GARDNER ADDITION
FILED MARCH 28, 1940
VOLUME D, FOLIO 71



3RD STREET N.W.
50' R/W

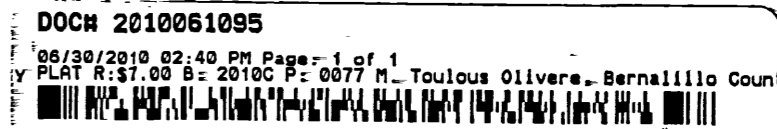
FREEMAN AVENUE N.W.
50' R/W

AREA DEDICATED TO THE CITY OF ALBUQUERQUE
IN FEE SIMPLE w/WARRANTY COVENANTS
85,8407 sq. ft.

ACS STATION "6-G15"
X=1,524,070.574
Y=1,488,822.035
GRD TO GRID=0.999681260
Δα = -00° 13' 25.75"
CENTRAL ZONE, NAD 1983

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 54°10'45" E	20.00	31.42	28.28



PURPOSE OF PLAT:

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GENERAL NOTES:

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- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.1722 ACRES.
- TALOS LOG NO. 2010051203
- 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: MAY, 2010
- 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 UNDESIGNED 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 INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

Shawnee M Pedroncelli 6/4/10
DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)
OFFICIAL SEAL
MARGARET M TORRES
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 11/3/2011

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 4th DAY OF June, 20 10

BY: Shawnee M Pedroncelli
OWNERS NAME

MY COMMISSION EXPIRES: 11/3/2011 BY: [Signature]
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

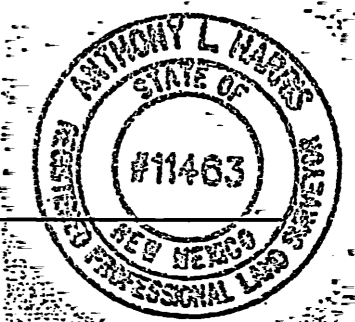
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

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 1st DAY OF June, 2010.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

ALHARRIS SURVEYING, INC.
4112-7 MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101406044004281200
PROPERTY OWNER OF RECORD: Pedroncelli, Shawnee
BERNALILLO CO. TREASURER'S OFFICE: De Beuter 6/30/10



LEGAL DESCRIPTION

LOTS NUMBERED TWELVE-A (12-A) AND TWELVE-B IN BLOCK NUMBERED TWO (2) OF THE GARDNER ADDITION, ALBUQUERQUE, 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 JUNE 30, 2010 IN PLAT BOOK 2010C, PAGE 77 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF FREEMAN AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '6-G15' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE NAD 1983) N=1,498,622.035 AND E=1,524,070.574 BEARS S14 DEG. 10' 07" E., A DISTANCE OF 3733.91 FEET, RUNNING THENCE N. 80 DEG. 49' 15" W., ALONG THE NORTHERLY LINE OF FREEMAN AVENUE, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER; THENCE N. 09 DEG. 10' 45" E., A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER; THENCE S. 80 DEG. 49' 15" E., A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF 3RD STREET; THENCE S. 09 DEG. 10' 45" W., ALONG THE WESTERLY LINE OF 3RD STREET, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00" AND HAVING A CHORD BEARING AND DISTANCE OF S. 54 DEG. 10' 45" W., 28.28 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.1702 ACRES MORE OR LESS.

**PLAT OF
LOT 12-A-1, BLOCK 2
GARDNER ADDITION**

WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2012

VICINITY MAP No. G-14

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12-A AND 12-B INTO ONE LOT, VACATE THE PRIVATE DRIVEWAY AND LANDSCAPE EASEMENT.

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: 0.1702 ACRES.
- 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: SEPTEMBER, 2012
- 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

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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/switchgear, 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 (NMG) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMG 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.

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.

Shawnee M Pedroncelli 10/8/12
DATE

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 5th DAY OF October, 2012
BY: Shawnee M Pedroncelli
OWNERS NAME

MY COMMISSION EXPIRES: Nov 8, 2015 BY: Margaret M Torres
NOTARY PUBLIC

PROJECT NUMBER: 1008192
APPLICATION NUMBER: 12DRB 70331

UTILITY APPROVALS:

Fernando Vigil 10-23-12
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

[Signature] 10-22-2012
NEW MEXICO GAS COMPANY DATE

Rochelle Ochoa 10-23-2012
QWEST CORPORATION / CENTURYLINK QC DATE

[Signature] 10/23/12
COMCAST DATE

CITY APPROVALS:

FOR *Dan P. Acosta* 10-11-12
CITY SURVEYOR DATE

N/A
*REAL PROPERTY DIVISION (CONDITIONAL) DATE

N/A
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

[Signature] 11-07-12
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

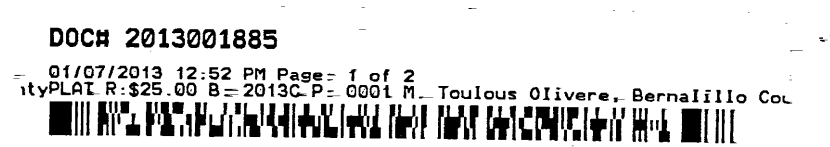
Allan Panta 11/09/12
ABCWA DATE

[Signature] 10/7/12
PARKS AND RECREATION DEPARTMENT DATE

Antonia Chere 11-7-12
AMAFCA DATE

Antonia Chere 11-7-12
CITY ENGINEER DATE

[Signature] 1-7-13
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



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 11th DAY OF October, 2012.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



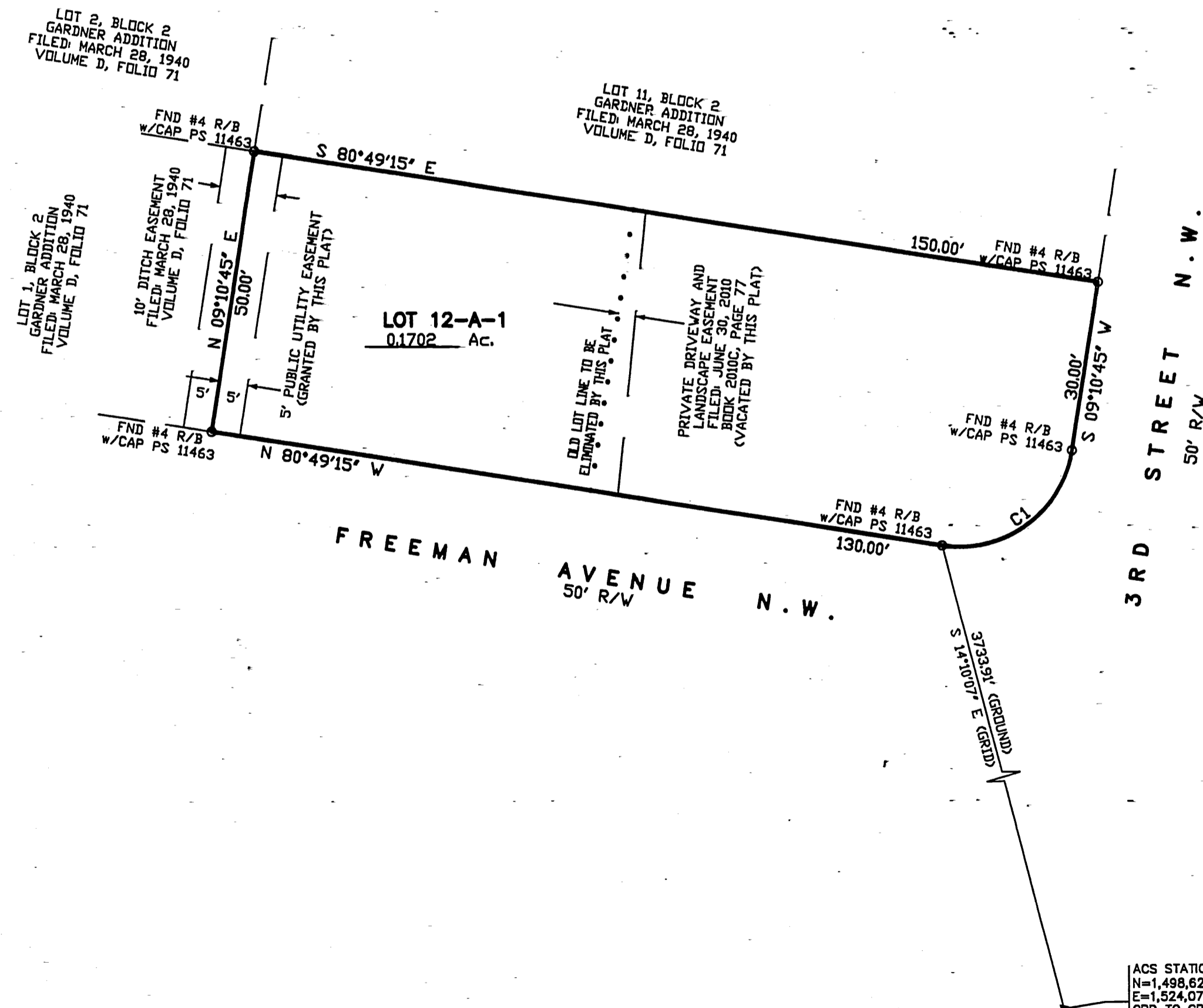
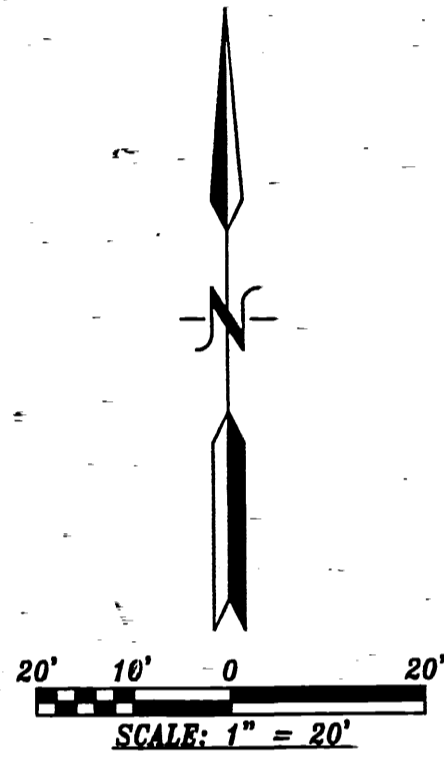
HARRIS SURVEYING, INC. PHONE: (505) 889-8056
4115 MORROW STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8845

12-0594.DWG (SEPTEMBER, 2012)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101406044447121024101406043842912116
PROPERTY OWNER OF RECORD: PEDRONCELLI SHAWNEE M
BERNALILLO CO. TREASURER'S OFFICE: *[Signature]*

PLAT OF
LOT 12-A-1, BLOCK 2
GARDNER ADDITION

WITHIN
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2012



CURVE TABLE

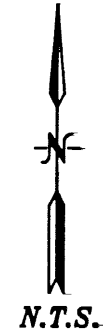
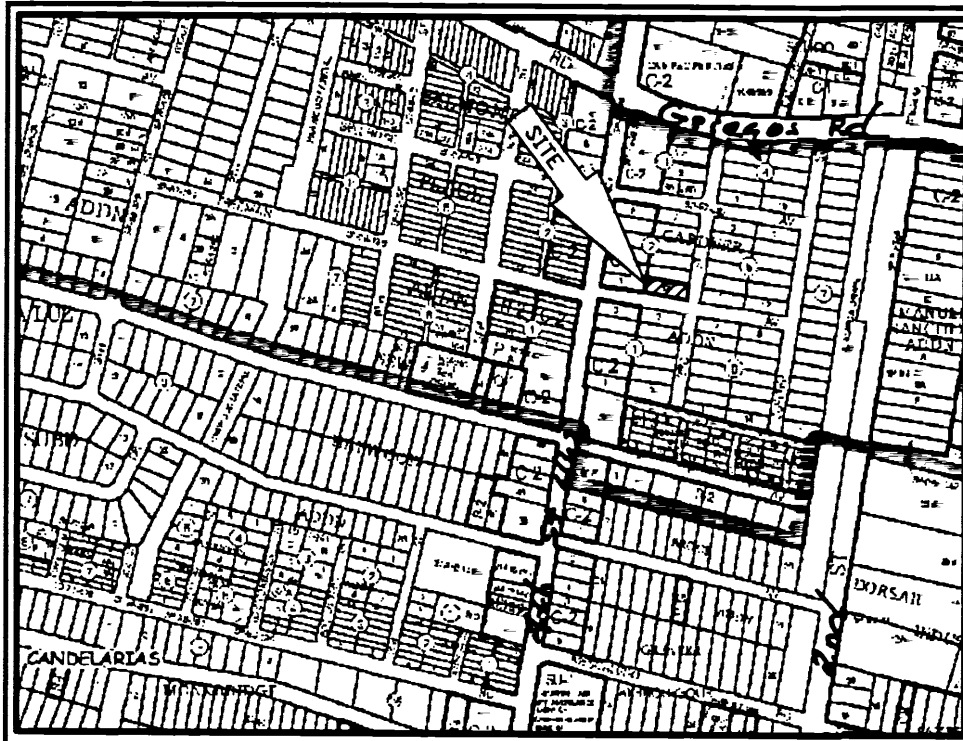
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	S 54°10'45" W	20.00	31.42	28.28

ACS STATION "6-C15"
 N=1,498,622.035
 E=1,524,070.574
 GRD TO GRID=0.999681260
 Δα = -00° 13' 25.75"
 CENTRAL ZONE, NAD 1983

DOCH 2013001885
 01/07/2013 12:52 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2013C.P. 0001 H. Toulous Olivera, Bernalillo Co.

12-0594.DWG (SEPTEMBER, 2012)

H&E HARRIS SURVEYING, INC.
 2412-D MONROE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8845



LEGAL DESCRIPTION

LOTS NUMBERED TWELVE-A (12-A) AND TWELVE-B IN BLOCK NUMBERED TWO (2) OF THE GARDNER ADDITION, ALBUQUERQUE, 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 JUNE 30, 2010 IN PLAT BOOK 2010C, PAGE 77 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF FREEMAN AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '6-G15' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE NAD 1983) N=1,498,622.035 AND E=1,524,070.574 BEARS S.14 DEG. 10' 07" E., A DISTANCE OF 3733.91 FEET, RUNNING THENCE N. 80 DEG. 49' 15" W., ALONG THE NORTHERLY LINE OF FREEMAN AVENUE, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER; THENCE N. 09 DEG. 10' 45" E., A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER; THENCE S. 80 DEG. 49' 15" E., A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF 3RD STREET; THENCE S. 09 DEG. 10' 45" W., ALONG THE WESTERLY LINE OF 3RD STREET, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00" AND HAVING A CHORD BEARING AND DISTANCE OF S. 54 DEG. 10' 45" W., 28.28 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.1702 ACRES MORE OR LESS.

VICINITY MAP No. G-14

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12-A AND 12-B INTO ONE LOT, VACATE THE PRIVATE DRIVEWAY AND LANDSCAPE EASEMENT.

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: 0.1702 ACRES.
- 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: SEPTEMBER, 2012
- 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

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- Cable** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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/switchgear, 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.

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.

Shawnee M Pedroncelli 10/8/12
DATE

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 5th DAY OF October, 2012

BY: Shawnee M Pedroncelli
OWNERS NAME

MY COMMISSION EXPIRES: Nov 8, 2015 BY: Margaret M Torres
NOTARY PUBLIC

**PLAT OF
LOT 12-A-1, BLOCK 2
GARDNER ADDITION**

WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2012

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

FOR Dan P. Acosta 10-11-12
CITY SURVEYOR DATE

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWJA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCFA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

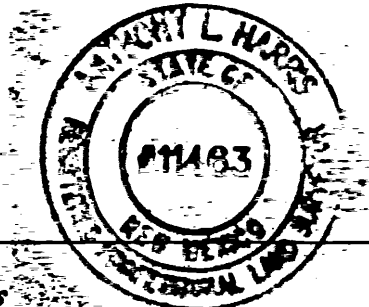
SURVEYORS CERTIFICATE:

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 11th DAY OF October, 2012.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

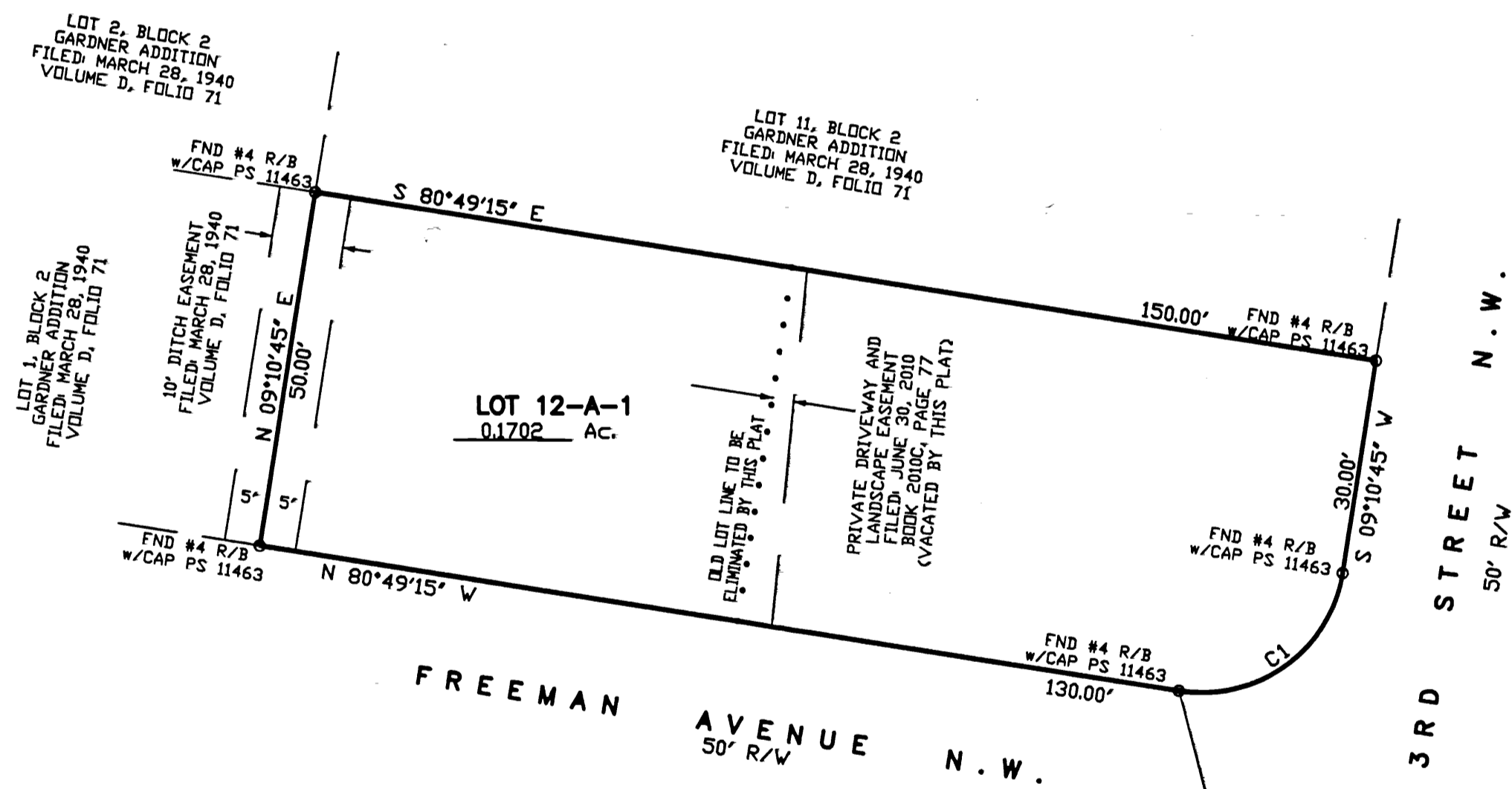
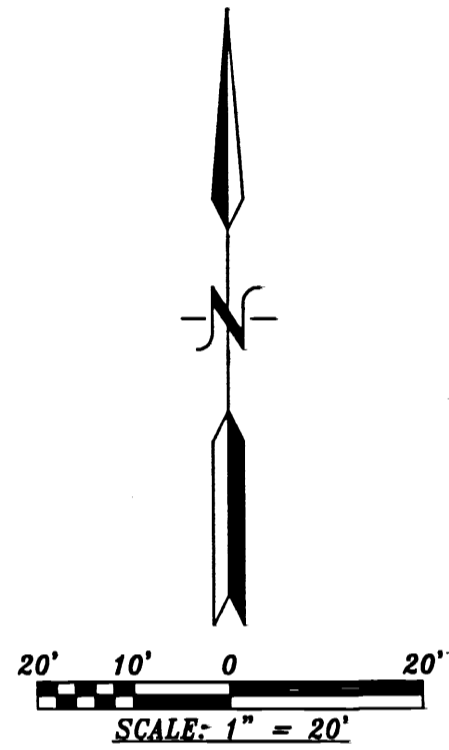


HARRIS SURVEYING, INC. PHONE: (505) 889-8056
3412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

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

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LOT 12-A-1, BLOCK 2
GARDNER ADDITION

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