

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BEING IDENTIFIED AS LOTS 15 THROUGH 21, HINTON'S SUBDIVISION, 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 10, 1954 IN VOL. B2, FOLIO 176, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "18-J18" BEARS S 51°31'41" E, A DISTANCE OF 1711.98 FEET;
 THENCE S 00°36'06" E, A DISTANCE OF 174.99 FEET TO SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE S 89°24'44" W, A DISTANCE OF 139.19 FEET TO SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE N 00°36'06" W, A DISTANCE OF 174.99 FEET TO NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE N 89°24'44" E, A DISTANCE OF 139.19 FEET TO NORTHEAST CORNER AND POINT OF BEGINNING CONTAINING 0.5592 ACRE (24,359.00 SQ.FT.), MORE OR LESS;

**PLAT OF
 LOT 21-A,
 HINTON'S SUBDIVISION
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2010**

PROJECT NO. _____
 APPLICATION NO. _____
UTILITY APPROVALS:
 Fernando Vigil 7-19-2010
 PNM ELECTRIC SERVICES DATE
 NEW MEXICO GAS COMPANY 7-14-2010
 DATE
 Calculo Ramirez 07-07-10
 QWEST TELECOMMUNICATIONS DATE
 Robert M. ... 7-13-10
 COMCAST DATE

DISCLOSURE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO REPLAT SEVEN EXISTING LOTS INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

FREE CONSENT

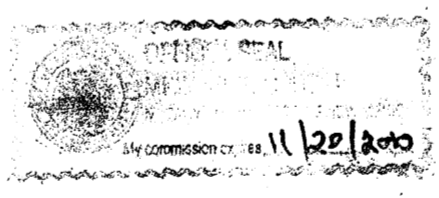
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Don Davis DATE: 7-2-10
 OWNER(S) PRINT NAME: Don Davis Vanguard Media LLC
Managing Member

ACKNOWLEDGMENT

STATE OF New Mexico) S.S.
 COUNTY OF Bernalillo)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July
20 10, BY Don R Davis

11/20/2010 MY COMMISSION EXPIRES: 11/20/2010
 NOTARY



GENERAL NOTES

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. # 9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2010034445
- 4: BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "18_J18" AND "16_J18".
- 5: BEARINGS ARE NMSP, GRID, NAD 83, DISTANCES ARE GROUND.
- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: SITE DATA: ZONING IS C-1.
- 8: WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATED WITH THE ABCWAU.
- 9: TOTAL AREA OF PROPERTY.....0.5592 ACRES.
- 10: NUMBER OF EXISTING TRACTS/LOTS.....7.
- 11: NUMBER OF TRACTS/LOTS CREATED.....1.
- 12: THIS PARCEL OF LAND SITUATE WITHIN SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.

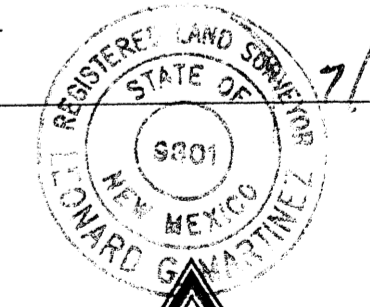
APPROVALS:

for RCB/Walsh July 2, 2010
 CITY SURVEYOR DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
 ABCWAU DATE
 PARKS AND RECREATION DEPARTMENT DATE
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
 CITY ENGINEER DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez 7/2/2010
 LEONARD MARTINEZ P.S. # 9801 DATE



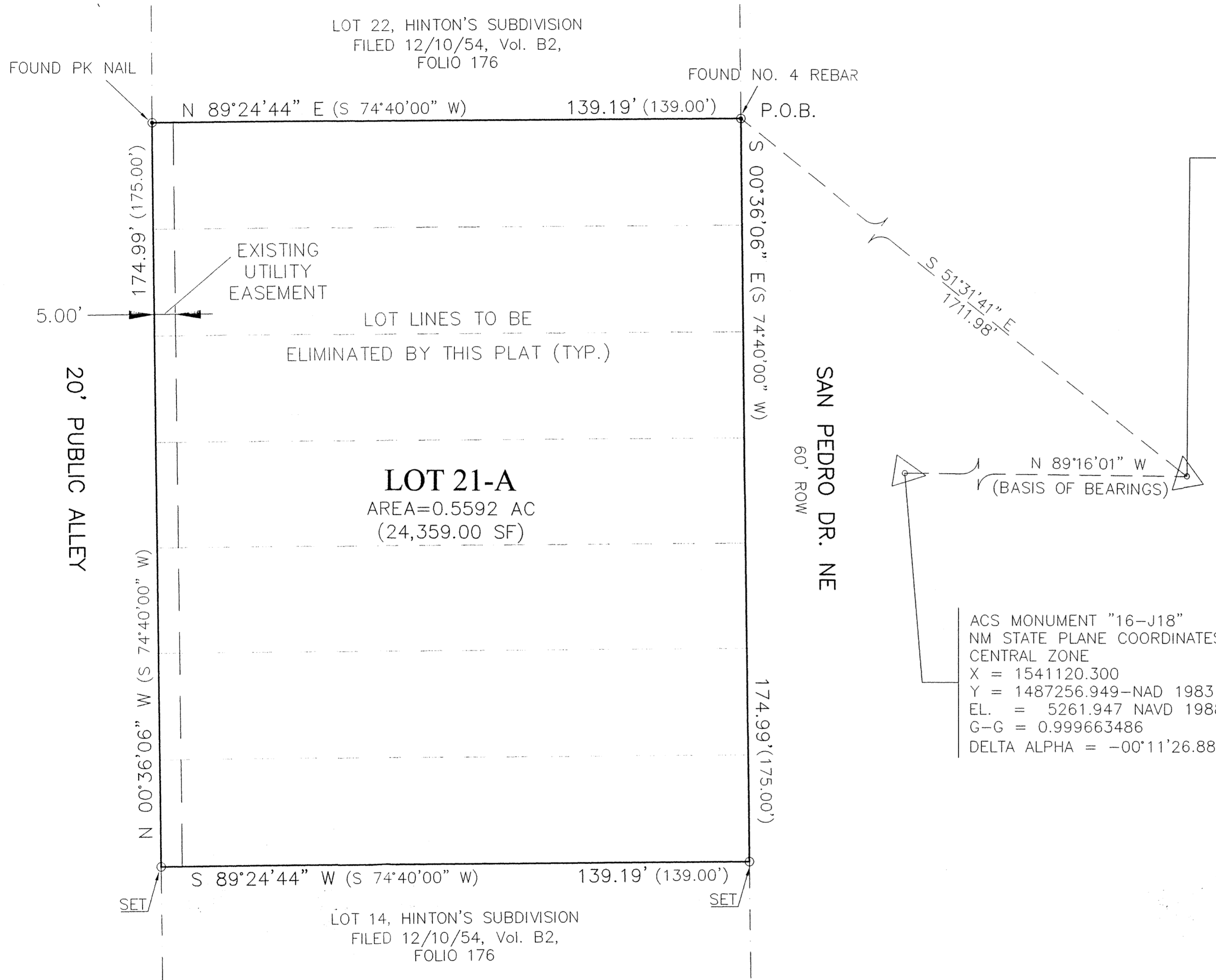
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

**ADVANCED
 ENGINEERING
 and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

PLAT OF
LOT 21-A,
HINTON'S SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2010



ACS MONUMENT "18-J18"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1543741.189
Y = 1487223.417-NAD 1983
EL. = 5294.991 NAVD 1988
G-G = 0.999661312
DELTA ALPHA = -00°11'08.75"

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. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

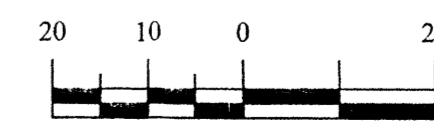
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming, 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, PNM & New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM & New Mexico Gas Company 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 specifically described and shown on this plat.

ACS MONUMENT "16-J18"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1541120.300
Y = 1487256.949-NAD 1983
EL. = 5261.947 NAVD 1988
G-G = 0.999663486
DELTA ALPHA = -00°11'26.88"



GRAPHIC SCALE



SCALE: 1"=20'



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