

VICINITY MAP ZONE ATLAS M21

SUBDIVISION NOTES

1. BEARINGS ARE BASED ON THE PLAT OF JUAN TABO HILLS, UNIT 1A, FILED 6/27/2006 IN BK. 2006C, PG. 203. AND ARE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE).
2. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESIS () WHERE RECORD DATA DIFFERS FROM MEASURED DATA.
3. DISTANCES ARE GROUND DISTANCES IN US FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.3740 ACRE, MORE OR LESS
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 2

FLOOD NOTE

The property shown hereon is located in Zone X, (areas determined to be outside the 0.2% annual chance flood plain), according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0367G, effective date September 26, 2008.

Talos Log No.: 2010-1571-36

LEGAL DESCRIPTION

Lots numbered Two (2) and Twenty (20) in Block numbered Fifteen (15) of JUAN TABO HILLS, UNIT 1A, an Addition to the City of Albuquerque, Bernalillo County, 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 June 27, 2006 in Book 2006C, Page 203, and being more particularly described as follows:

Beginning at the Northwest corner of the Tract herein described, being a point on the south right-of-way line of Native Dancer Road S.E. which is identical to the Northwest corner of said Lot 2;
 Thence, along said south right-of-way line of Native Dancer Road S.E. on a curve to the left having a radius of 925.00 feet and a chord which bears S76°07'42"E, 44.04 feet through an arc of 44.04 feet to the Northeast corner of said Lot 2;
 Thence, S12°30'28"W, 150.10 feet to the Southeast corner of said Lot 2, being a point on the north boundary line of said Lot 20;
 Thence, N84°52'49"E, 39.54 feet along said north boundary line of Lot 20 to the northeast corner of said Lot 20;
 Thence, S18°55'17"E, 124.56 feet to the southeast corner of said Lot 20, being a point on curve on the North right-of-way line of Suny Bay Road S.E.;
 Thence, on a curve to the left having a radius of 325.00 feet and a chord which bears S65°09'39"W, 22.09 feet through an arc of 22.10 feet along said north right-of-way line of Suny Bay Road S.E. to a point of reverse curve;
 Thence, on a curve to the right having a radius of 25.00 feet and a chord which bears N75°53'36"W, 32.73 feet through an arc of 35.69 feet to a point of tangent on the east right-of-way line of Man O'War Street S.E.;
 Thence, N35°00'00"W, 138.11 feet along said east right-of-way line of Man O'War Street S.E. to a point of curve;
 Thence on a curve to the right having a radius of 459.00 feet and a chord which bears N34°48'22"W, 3.11 feet through an arc of 3.11 feet along said east right-of-way line of Man O'War Street S.E. to a point on the west boundary line of said Lot 2;
 Thence, N15°14'09"E, 162.74 feet along said west boundary line of Lot 2 to the point of beginning, containing 0.3740 acres more or less.

FREE CONSENT

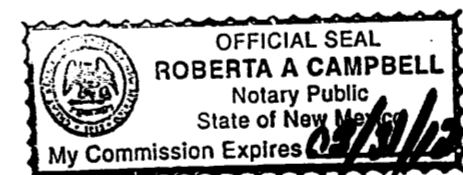
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature]
 KIM BROOKS, PRESIDENT, SUMMERTREE HOMES INC. LOT 2, BLOCK 15

[Signature]
 MATTHEW M. ALLEN, OWNER OF LOT 20, BLOCK 15

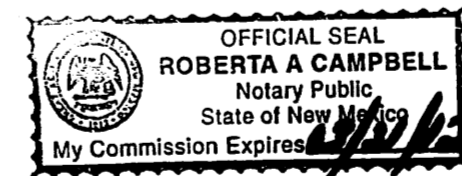
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/21/10, 2010.
 BY: KIM BROOKS, PRESIDENT, SUMMERTREE HOMES INC.

MY COMMISSION EXPIRES: 02/21/12 *[Signature]*
 NOTARY PUBLIC

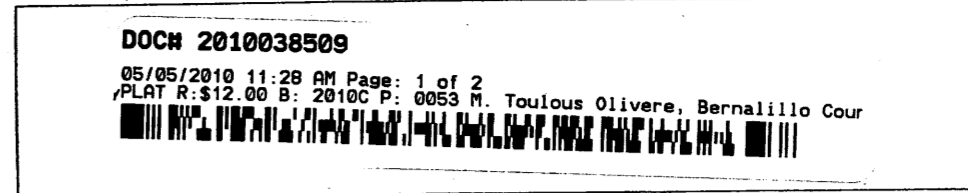


STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/21, 2010.
 BY: MATTHEW M. ALLEN

MY COMMISSION EXPIRES: 02/21/12 *[Signature]*
 NOTARY PUBLIC



County Clerk Recording Stamp



PLAT OF
 LOTS 2-A & 20-A, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 Within Section 33, T10N, R4E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2010

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE FROM TWO EXISTING LOTS, CREATING TWO NEW LOTS.

CITY DRB APPROVALS:

PROJECT NO. <u>1008319</u> APPLICATION NO. <u>100RB-70127</u>	
<i>[Signature]</i> CITY SURVEYOR	<u>4-26-10</u> DATE
<i>[Signature]</i> TRAFFIC ENGINEERING	<u>05/05/10</u> DATE
<i>[Signature]</i> PARKS & RECREATION DEPARTMENT	<u>5/5/10</u> DATE
<i>[Signature]</i> A.B.C.W.U.A.	<u>05/05/10</u> DATE
<i>[Signature]</i> A.M.A.F.C.A.	<u>5/5/10</u> DATE
<i>[Signature]</i> CITY ENGINEER	<u>5/5/10</u> DATE
<i>[Signature]</i> DIS. CHAIRPERSON, PLANNING DEPARTMENT	<u>5/5/10</u> DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Grisko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature]
 Gary E. Grisko
 New Mexico Professional Surveyor, 8686
 Date April 23, 2010



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# 10210584862810517 102105549926710119
 PROPERTY OWNER OF RECORD:
Summertime Homes Inc
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature]

SHEET 1 OF 2
 ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: 10-036

DOC# 2010038509

05/05/2010 11:28 AM Page: 2 of 2
 PLAT R:\$12.00 B: 2010C P: 0053 M. Toulous Olivere, Bernalillo Cour

PLAT OF
 LOTS 2-A & 20-A, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 Within Section 33, T10N, R4E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2010

NOTE: SOLAR RESTRICTIONS

No property within the area of requested final 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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

EASEMENT NOTES:

A. 10' Public Utility Easements granted by the plat of Juan Tabo Hills, Unit 1A, recorded on June 27, 2006 in Bk. 2006C, Pg. 203.

LOT 1, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

LOT 3, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

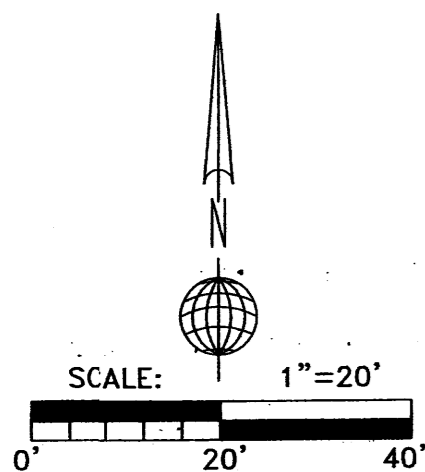
LOT 19, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

2-A
 0.1713 AC.

20-A
 0.2027 AC.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	44.04	925.00	S76°07'42"E	44.04
C2	22.10	325.00	S65°09'39"W	22.09
C3	35.69	25.00	N75°53'36"W	32.73
C4	3.11	459.00	N34°48'22"W	3.11

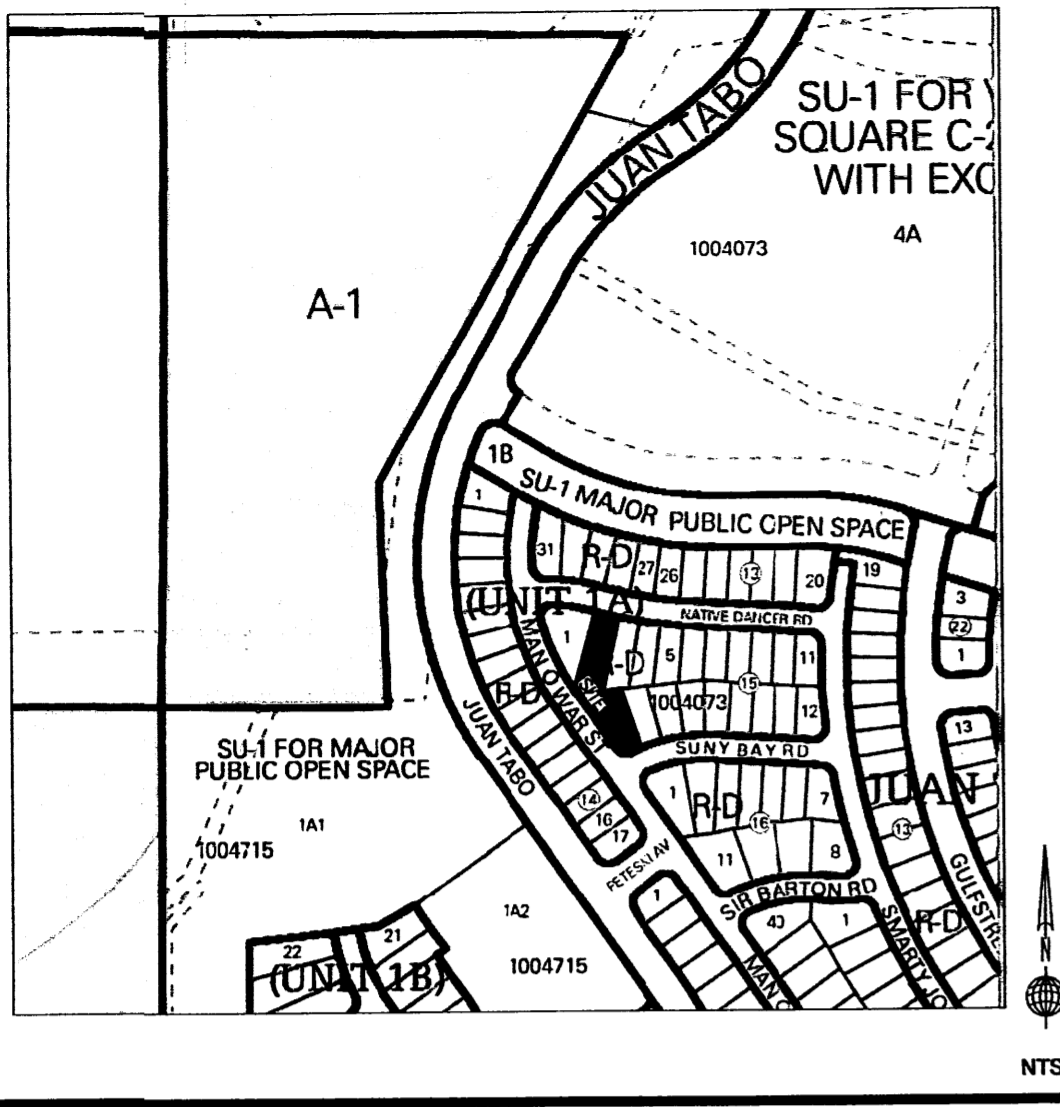
AGRS STATION #7.M21*
 NM STATE PLANE COORDINATES
 N=1471683.328, E=1559637.958
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999648202
 MAPPING ANGLE: -0°09'17.90"



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR w/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: 10-036



VICINITY MAP ZONE ATLAS M21

Talos Log No.: 2010-1571-36

County Clerk Recording Stamp

PLAT OF
 LOTS 2-A & 20-A, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 Within Section 33, T10N, R4E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2010

LEGAL DESCRIPTION
 Lots numbered Two (2) and Twenty (20) in Block numbered Fifteen (15) of JUAN TABO HILLS, UNIT 1A, an Addition to the City of Albuquerque, Bernalillo County, 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 June 27, 2006 in Book 2006C, Page 203, and being more particularly described as follows:

Beginning at the Northwest corner of the Tract herein described, being a point on the south right-of-way line of Native Dancer Road S.E. which is identical to the Northwest corner of said Lot 2;
 Thence, along said south right-of-way line of Native Dancer Road S.E. on a curve to the left having a radius of 925.00 feet and a chord which bears S76°07'42"E, 44.04 feet through an arc of 44.04 feet to the Northeast corner of said Lot 2;
 Thence, S12°30'28"W, 150.10 feet to the Southeast corner of said Lot 2, being a point on the north boundary line of said Lot 20;
 Thence, N84°52'49"E, 39.54 feet along said north boundary line of Lot 20 to the northeast corner of said Lot 20;
 Thence, S18°55'17"E, 124.56 feet to the southeast corner of said Lot 20, being a point on curve on the North right-of-way line of Suny Bay Road S.E.;
 Thence, on a curve to the left having a radius of 325.00 feet and a chord which bears S65°09'39"W, 22.09 feet through an arc of 22.10 feet along said north right-of-way line of Suny Bay Road S.E. to a point of reverse curve;
 Thence, on a curve to the right having a radius of 25.00 feet and a chord which bears N75°53'36"W, 32.73 feet through an arc of 35.69 feet to a point of tangent on the east right-of-way line of Man O'War Street S.E.;
 Thence, N35°00'00"W, 138.11 feet along said east right-of-way line of Man O'War Street S.E. to a point of curve;
 Thence on a curve to the right having a radius of 459.00 feet and a chord which bears N34°48'22"W, 3.11 feet through an arc of 3.11 feet along said east right-of-way line of Man O'War Street S.E. to a point on the west boundary line of said Lot 2;
 Thence, N15°14'09"E, 162.74 feet along said west boundary line of Lot 2 to the point of beginning, containing 0.3740 acres more or less.

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE FROM TWO EXISTING LOTS, CREATING TWO NEW LOTS.

SUBDIVISION NOTES

1. BEARINGS ARE BASED ON THE PLAT OF JUAN TABO HILLS, UNIT 1A, FILED 6/27/2006 IN BK. 2006C, PG. 203. AND ARE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE).
2. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESIS () WHERE RECORD DATA DIFFERS FROM MEASURED DATA
3. DISTANCES ARE GROUND DISTANCES IN US FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.3740 ACRE, MORE OR LESS
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 2

FLOOD NOTE

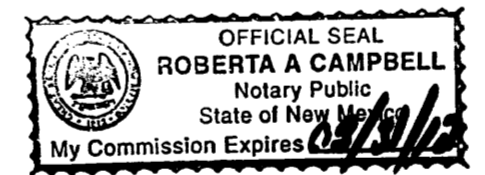
The property shown hereon is located in Zone X, (areas determined to be outside the 0.2% annual chance flood plain), according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0367G, effective date September 26, 2008.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

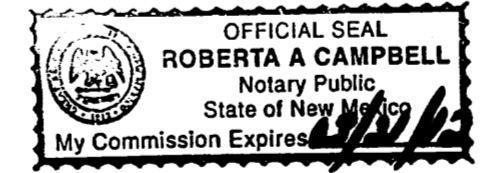
[Signature]
 KIM BROOKS, PRESIDENT, SUMMERTREE HOMES INC., LOT 2, BLOCK 15

[Signature]
 MATTHEW M. ALLEN, OWNER OF LOT 20, BLOCK 15



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 21, 2010.
 BY: KIM BROOKS, PRESIDENT, SUMMERTREE HOMES INC.

MY COMMISSION EXPIRES: 04/30/12 *[Signature]*
 NOTARY PUBLIC



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 21, 2010.
 BY: MATTHEW M. ALLEN

MY COMMISSION EXPIRES: 04/30/12 *[Signature]*
 NOTARY PUBLIC

CITY DRB APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____	
<i>[Signature]</i> CITY SURVEYOR	4-26-10 DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Grisko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

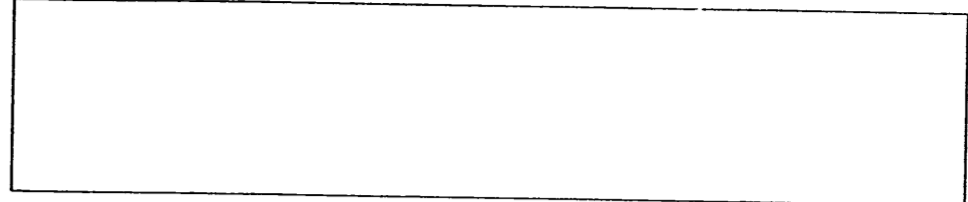
[Signature] April 23, 2010
 Gary E. Grisko
 New Mexico Professional Surveyor, 8686
 Date



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

SHEET 1 OF 2
ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: 10-036

County Clerk Recording Stamp



PLAT OF
 LOTS 2-A & 20-A, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 Within Section 33, T10N, R4E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2010

LOT 1, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

LOT 3, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

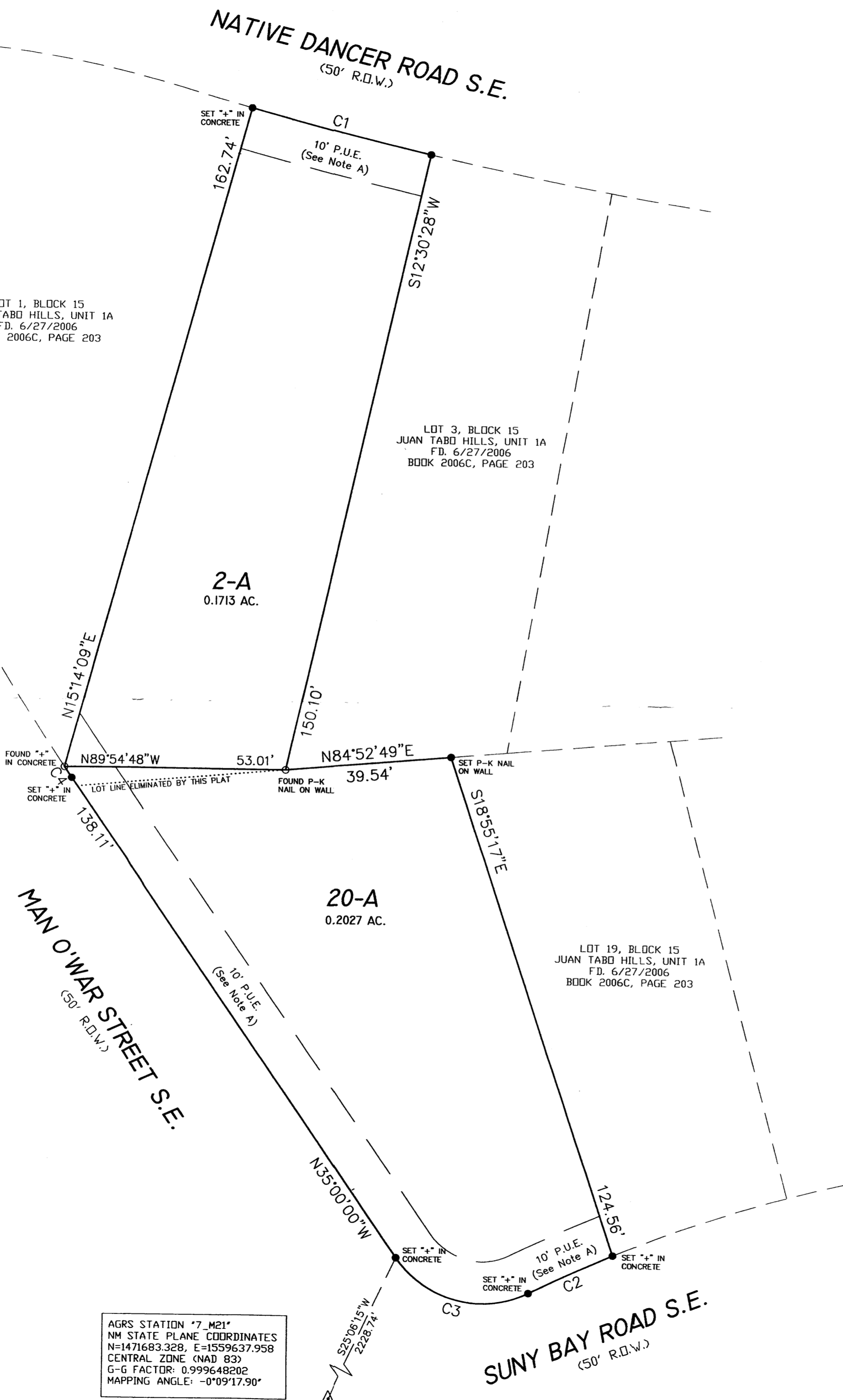
LOT 19, BLOCK 15
 JUAN TABO HILLS, UNIT 1A
 F.D. 6/27/2006
 BOOK 2006C, PAGE 203

NOTE: SOLAR RESTRICTIONS

No property within the area of requested final 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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

EASEMENT NOTES:

A. 10' Public Utility Easements granted by the plat of Juan Tabo Hills, Unit 1A, recorded on June 27, 2006 in Bk. 2006C, Pg. 203.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	44.04	925.00	S76°07'42"E	44.04
C2	22.10	325.00	S65°09'39"W	22.09
C3	35.69	25.00	N75°53'36"W	32.73
C4	3.11	459.00	N34°48'22"W	3.11

AGRS STATION "7_M21"
 NM STATE PLANE COORDINATES
 N=1471683.328, E=1559637.958
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999648202
 MAPPING ANGLE: -0°09'17.90"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKD LS8686" UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: 10-036

