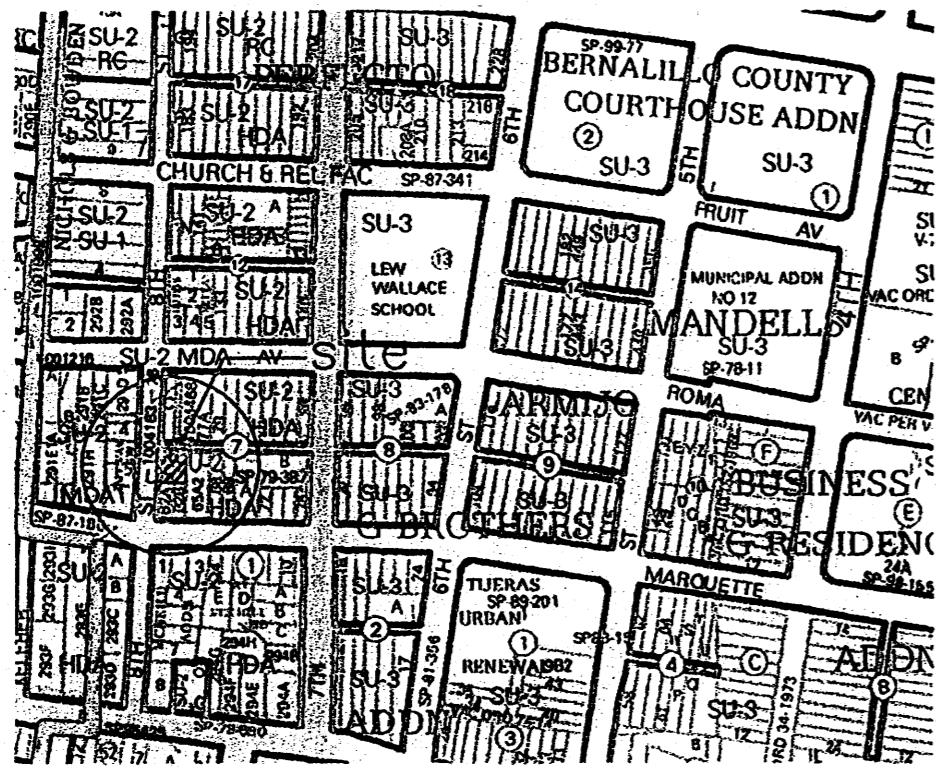


Vicinity Map
no scale



Zone Atlas Page Number J-14

DOC# 2012005999
01/23/2012 09:33 AM Page: 1 of 3
PLAT R: \$25.00 B: 2012C P: 0006 M. Toulous Olivere, Bernalillo Cor

Lots B-1-A-1, B-1-A-2, & B-1-A-3 Block 7 Perfecto, Mariano & Jesus Armijo Addition Town of Albuquerque Grant Projected Section 17, T.10N., R.3E. N.M.P.M. City of Albuquerque Bernalillo County, New Mexico January 2012

PROJECT NUMBER 1008581
Application Number 12.DRB-70011

The purpose of this replat is to create three lots and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
COMCAST, INC.	DATE

City Approvals:

	1-9-12
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 #: 1010058016305031203

PROPERTY OWNER OF RECORD:

URBAN SOLUTIONS LLC

BERNALILLO COUNTY TREASURER'S OFFICE:

1-23-12

SUBDIVISION DATA

- Total gross acreage: 0.0807 acres
- Total number of existing lots - 1. Two 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, NAD 1983.
- Where measured distances differ from record, () indicates record distances.
- Date of field survey: October, 2011.
- Documents used in the preparation of this survey:
 - "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517.
 - Warranty Deed filed 5/22/2007 in Book A137, Page 5234, Document No. 2007075395
 - Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company
- Unless otherwise indicated all corners are set 1/2" rebar with cap stamped PS 6126.

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 Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Inc. 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 B-1-A in Block 7 as the same is shown and designated on the plat of Lots B-1-A, B-2-A & B-2-B, Block 7, Perfecto, Mariano & Jesus Armijo Addition, Projected Section 17, T.10N., R.3E., N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 2007, in Plat Book 2007C, Page 76, as Document No. 2007047517.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots B-1-A-1, B-1-A-2 & B-1-A-3 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Urban Solutions, LLC, a New Mexico Limited Liability Company

Lee Gamelsky, Member

Susan Frye, Member

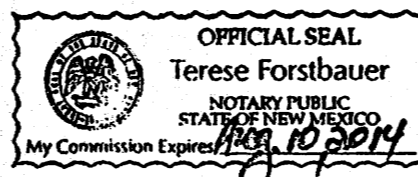
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on JANUARY 6, 2012, by
Lee Gamelsky and Susan Frye.

My Commission Expires: AUGUST 10, 2014

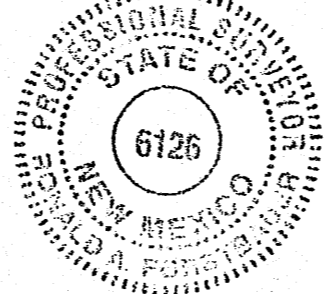
Terese Forstbauer
Notary Public



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 the plat entitled "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517 and Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company and that the information shown hereon is true and correct to the best of my knowledge and belief.

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

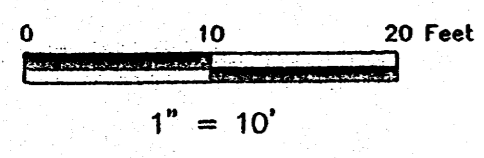
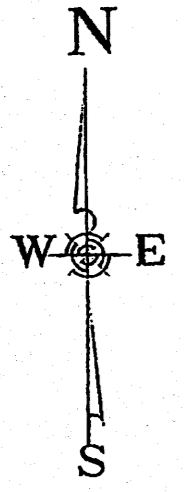


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017
Sheet 1 of 3

Lots B-1-A-1, B-1-A-2, & B-1-A-3
Block 7
Perfecto, Mariano & Jesus Armijo Addition
 Town of Albuquerque Grant
 Projected Section 17, T.10N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2012

DOCH 2012005999
 01/23/2012 09:33 AM Page: 2 of 3
 PLAT R-325.00 B: 2012C P: 0006 M. Toulouse Oliveira, Bernalillo Cour

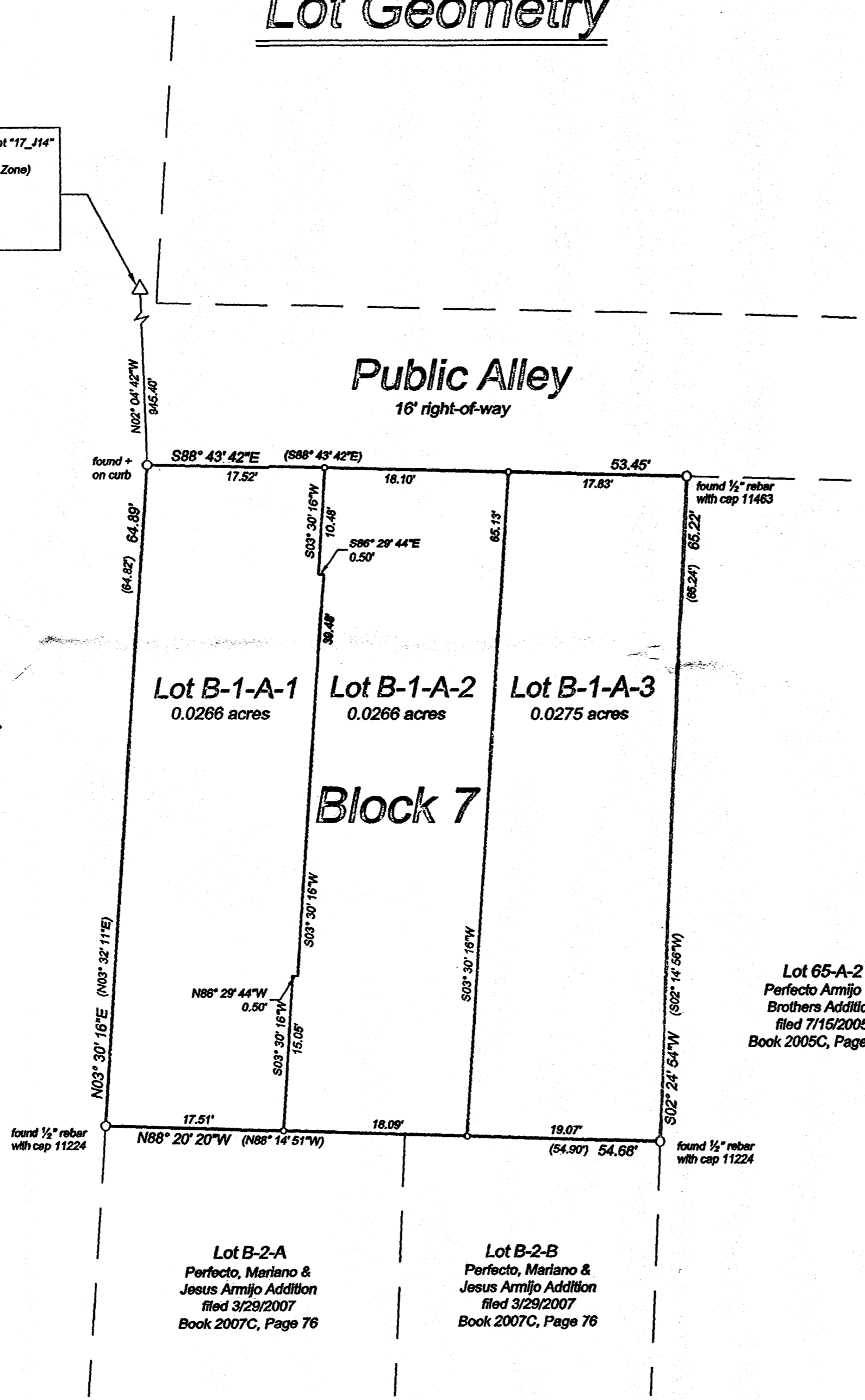
Lot Geometry



Albuquerque Control Survey Monument "17_J14"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,488,866.762
 Easting = 1,519,149.317
 Ground-to-Grid Factor = 0.999683611
 delta alpha = -00° 13' 59.00"
 NAVD 1988 Elevation = 4967.484

Eighth Street NW
 40' right-of-way

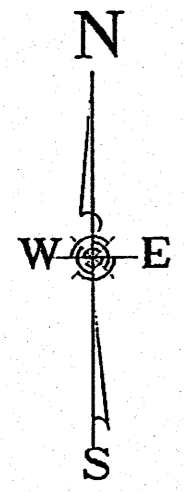
Public Alley
 16' right-of-way



Lot 65-A-2
 Perfecto Armijo &
 Brothers Addition
 filed 7/15/2005
 Book 2005C, Page 252

Lots B-1-A-1, B-1-A-2, & B-1-A-3
Block 7
Perfecto, Mariano & Jesus Armijo Addition
 Town of Albuquerque Grant
 Projected Section 17, T.10N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2012

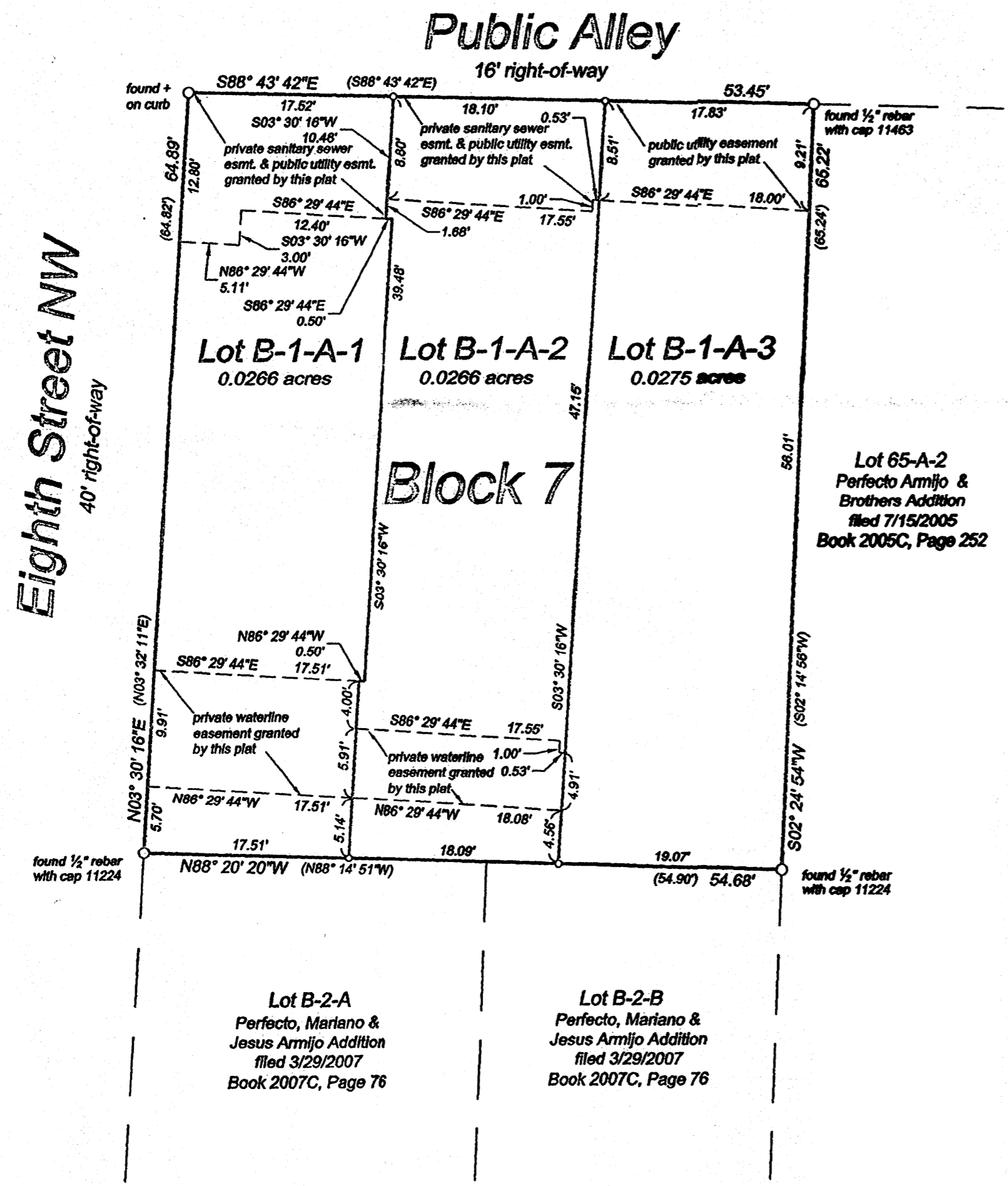
Easements



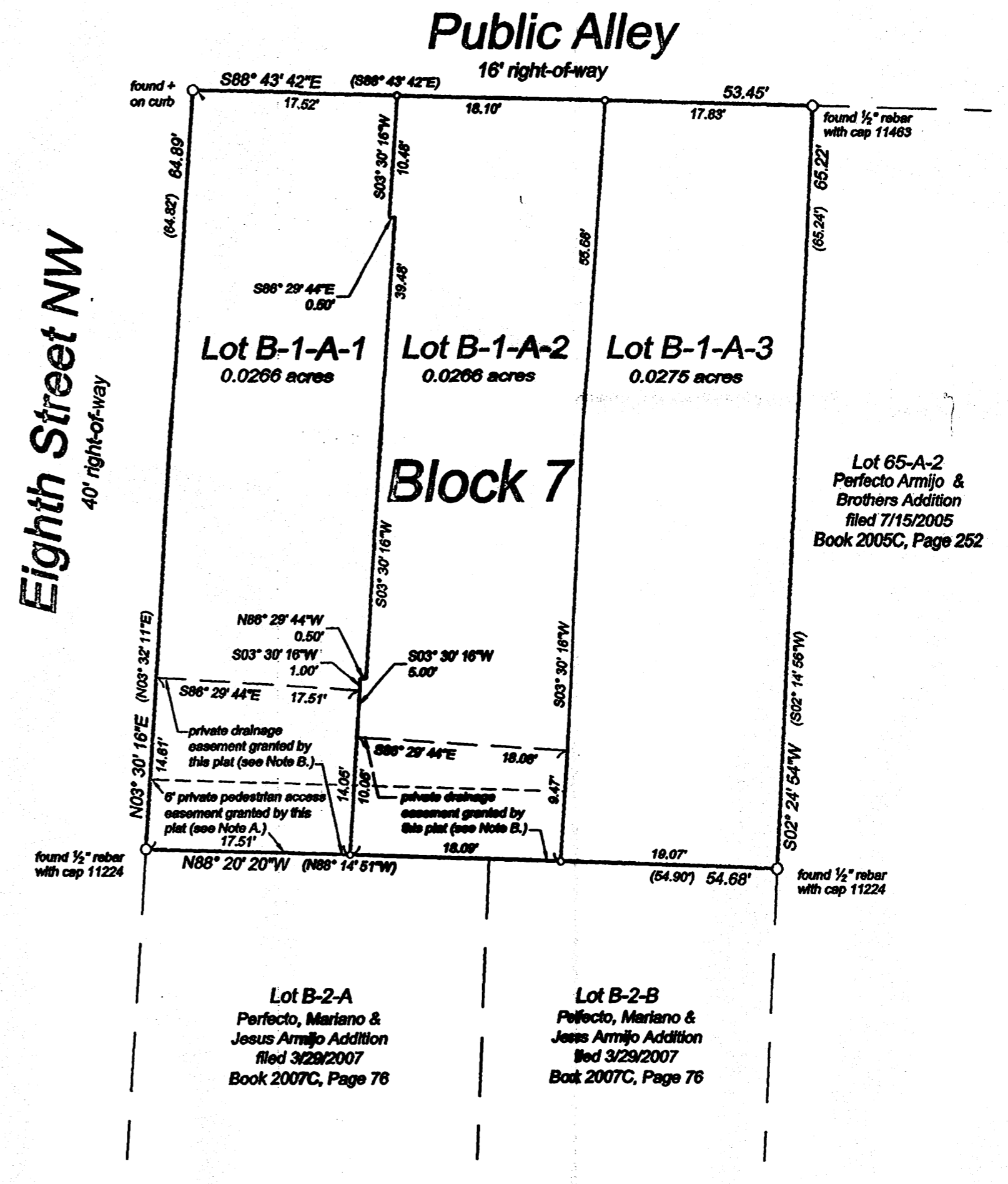
0 10 20 Feet
 1" = 10'

Utility Easements

Drainage and Pedestrian Easements



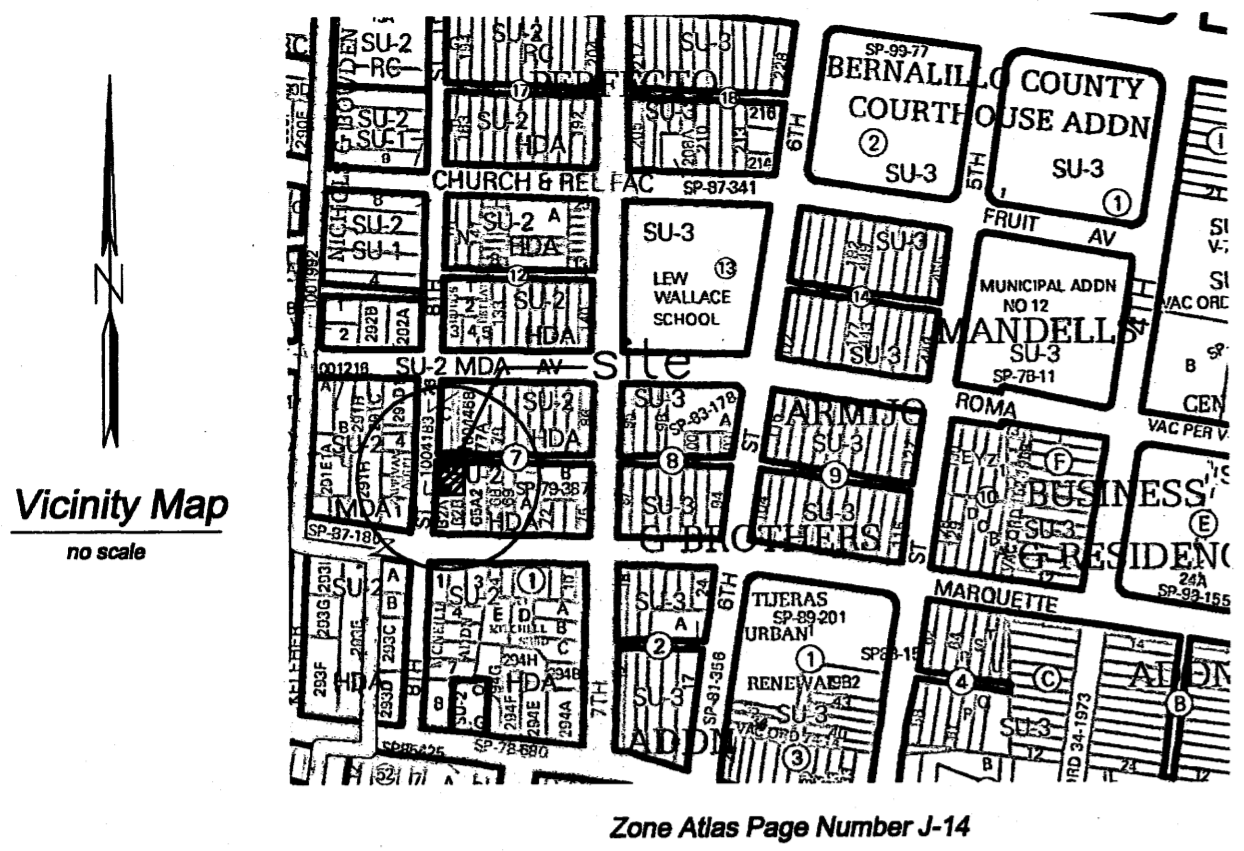
Utility Easement Notes:
 A. Private water and sanitary sewer line easements granted by this plat are for the benefit of B-1-A-2 & B-1-A-3. Each lot is responsible for maintenance of its own private water and sanitary sewer lines.



Drainage & Pedestrian Easement Notes:
 A. The 6' private pedestrian access easement granted by this plat is for the benefit of B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.
 B. The private drainage easement granted by this plat is for the benefit of Lots B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017
 Sheet 3 of 3

Lots B-1-A-1, B-1-A-2, & B-1-A-3
Block 7
Perfecto, Mariano & Jesus Armijo Addition
 Town of Albuquerque Grant
 Projected Section 17, T.10N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2012



Zone Atlas Page Number J-14

SUBDIVISION DATA

1. Total gross acreage: 0.0807 acres
2. Total number of existing lots - 1. Two 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, NAD 1983.
5. Where measured distances differ from record, () indicates record distances.
6. Date of field survey: October, 2011.
7. Documents used in the preparation of this survey:
 - a. "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517.
 - b. Warranty Deed filed 5/22/2007 in Book A137, Page 5234, Document No. 2007075395
 - c. Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company
8. Unless otherwise indicated all corners are set 1/2" rebar with cap stamped PS 6126.

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 Corporation d/b/a Century Link QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast Inc.** 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 B-1-A in Block 7 as the same is shown and designated on the plat of Lots B-1-A, B-2-A & B-2-B, Block 7, Perfecto, Mariano & Jesus Armijo Addition, Projected Section 17, T.10N., R.3E., N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 2007, in Plat Book 2007C, Page 76, as Document No. 2007047517.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots B-1-A-1, B-1-A-2 & B-1-A-3 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Urban Solutions, LLC, a New Mexico Limited Liability Company

Lee Gamelsky
 Lee Gamelsky, Member

Susan Frye
 Susan Frye, Member

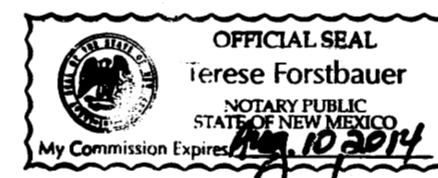
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on JANUARY 6, 2012, by Lee Gamelsky and Susan Frye.

My Commission Expires: August 10, 2014

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 the plat entitled "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517 and Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 1/6/2012
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



PROJECT NUMBER _____
 Application Number _____

The purpose of this replat is to create three lots and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

QWEST CORPORATION d/b/a CENTURY LINK QC _____ DATE

COMCAST, INC. _____ DATE

City Approvals:

[Signature] 1-9-12
 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 #: _____

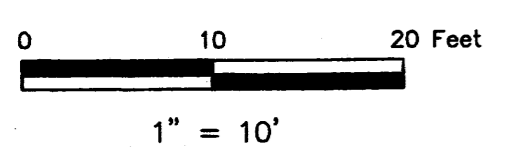
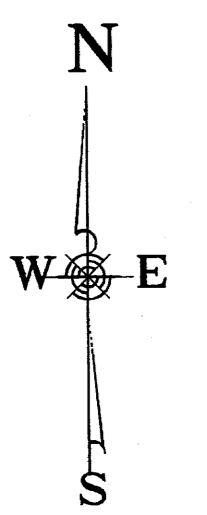
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017
Sheet 1 of 3

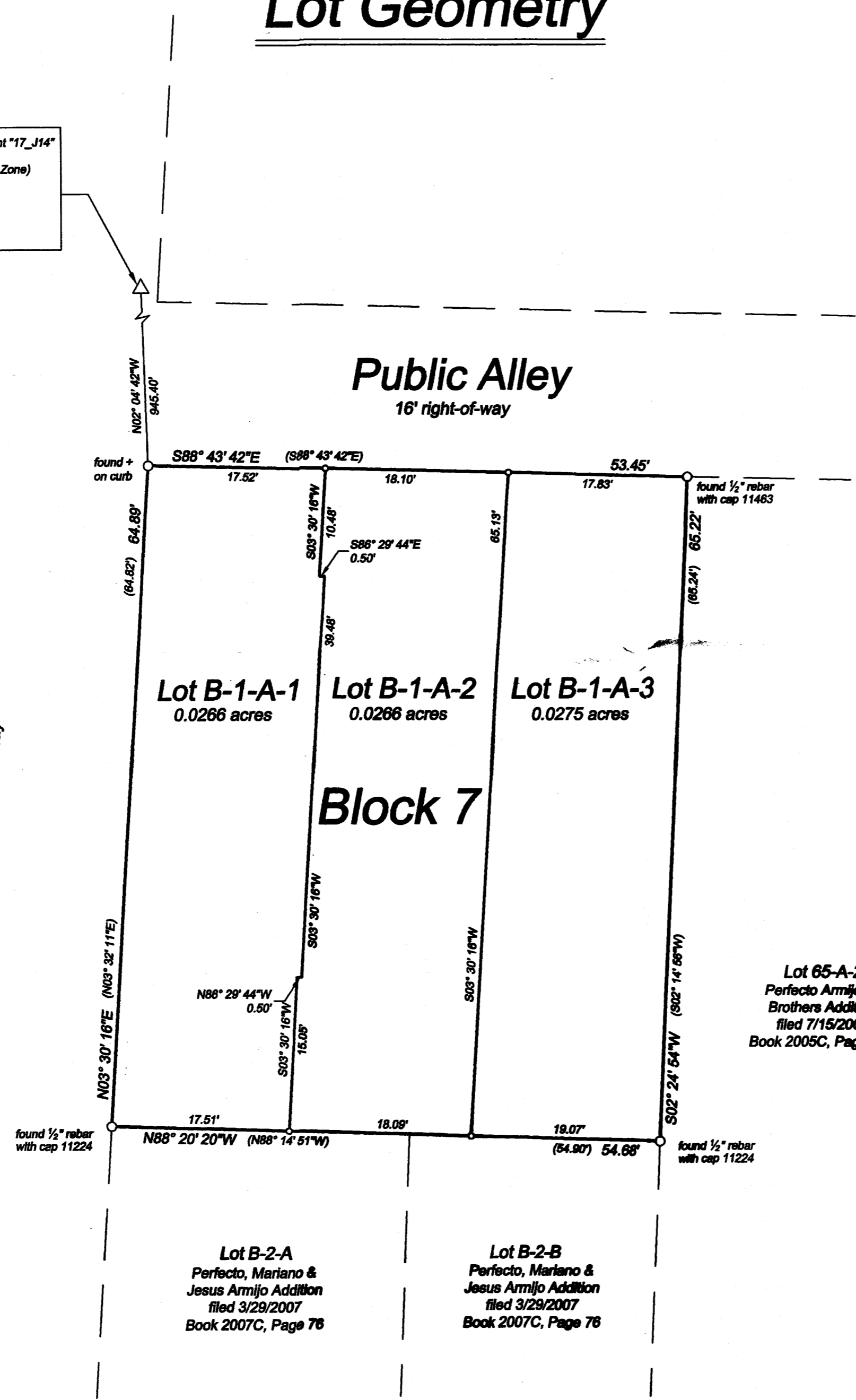
Lots B-1-A-1, B-1-A-2, & B-1-A-3
Block 7
Perfecto, Mariano & Jesus Armijo Addition
 Town of Albuquerque Grant
 Projected Section 17, T.10N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2012

Lot Geometry



Albuquerque Control Survey Monument "17_114"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,488,888.762
 Easting = 1,519,149.317
 Ground-to-Grid Factor = 0.999683611
 delta alpha = -00° 13' 59.00"
 NAVD 1988 Elevation = 4957.484

Eighth Street NW
 40' right-of-way



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017



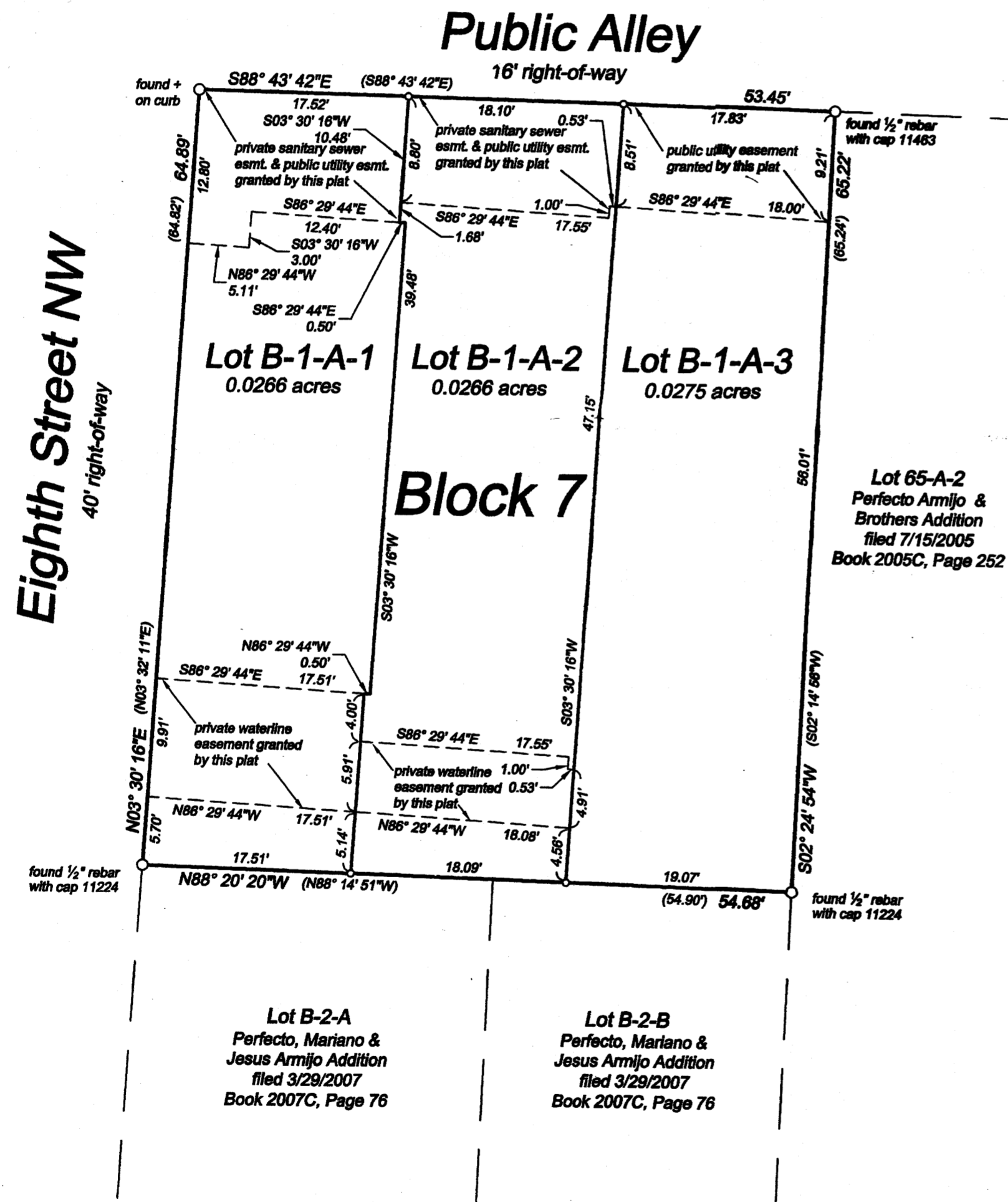
0 10 20 Feet
1" = 10'

Lots B-1-A-1, B-1-A-2, & B-1-A-3
Block 7
Perfecto, Mariano & Jesus Armijo Addition
Town of Albuquerque Grant
Projected Section 17, T.10N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
January 2012

Easements

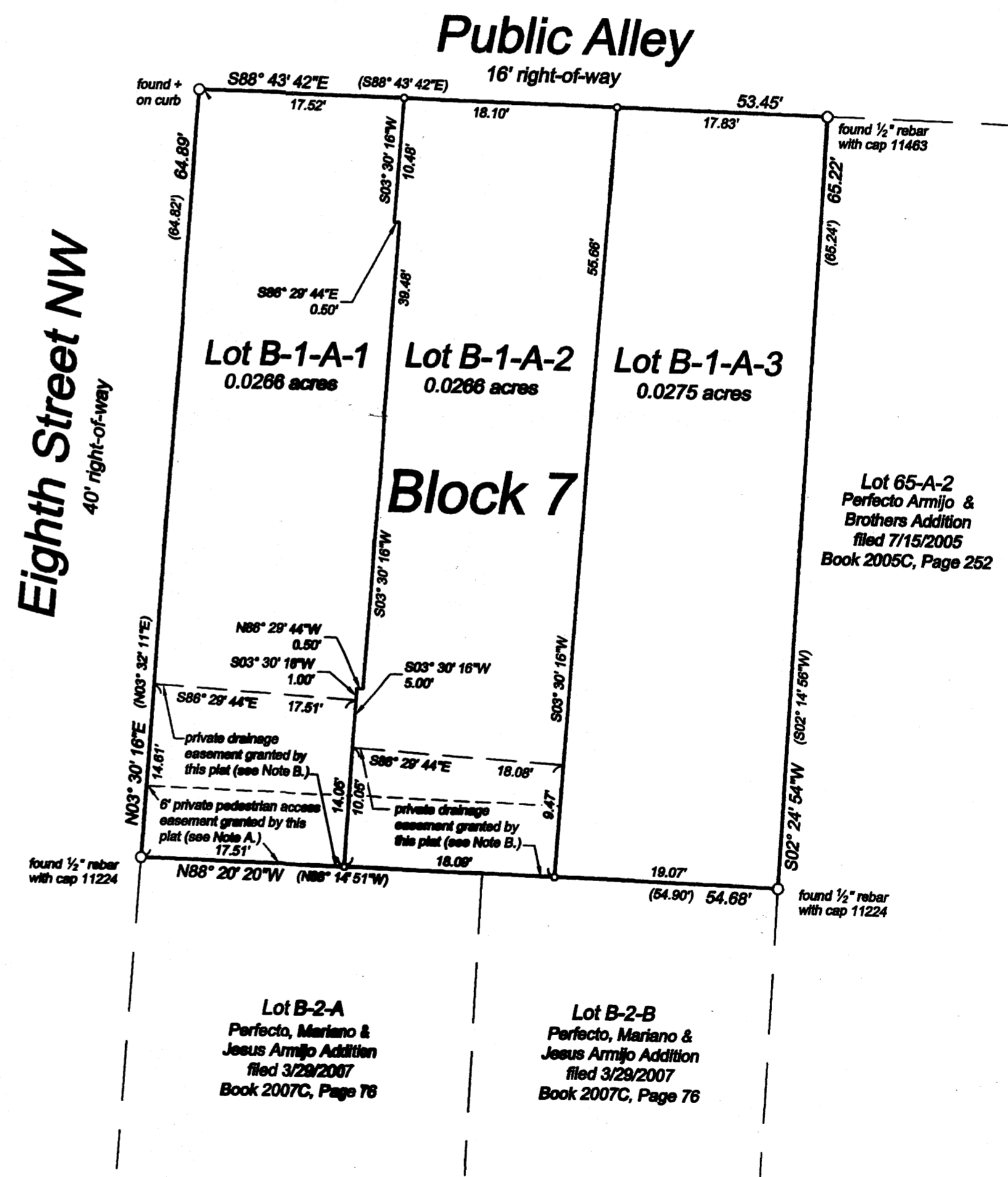
Utility Easements

Drainage and Pedestrian Easements



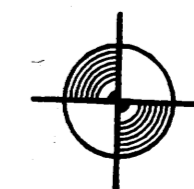
Utility Easement Notes:

A. Private water and sanitary sewer line easements granted by this plat are for the benefit of B-1-A-2 & B-1-A-3. Each lot is responsible for maintenance of its own private water and sanitary sewer lines.



Drainage & Pedestrian Easement Notes:

A. The 6' private pedestrian access easement granted by this plat is for the benefit of B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.
B. The private drainage easement granted by this plat is for the benefit of Lots B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

GENERAL NOTES

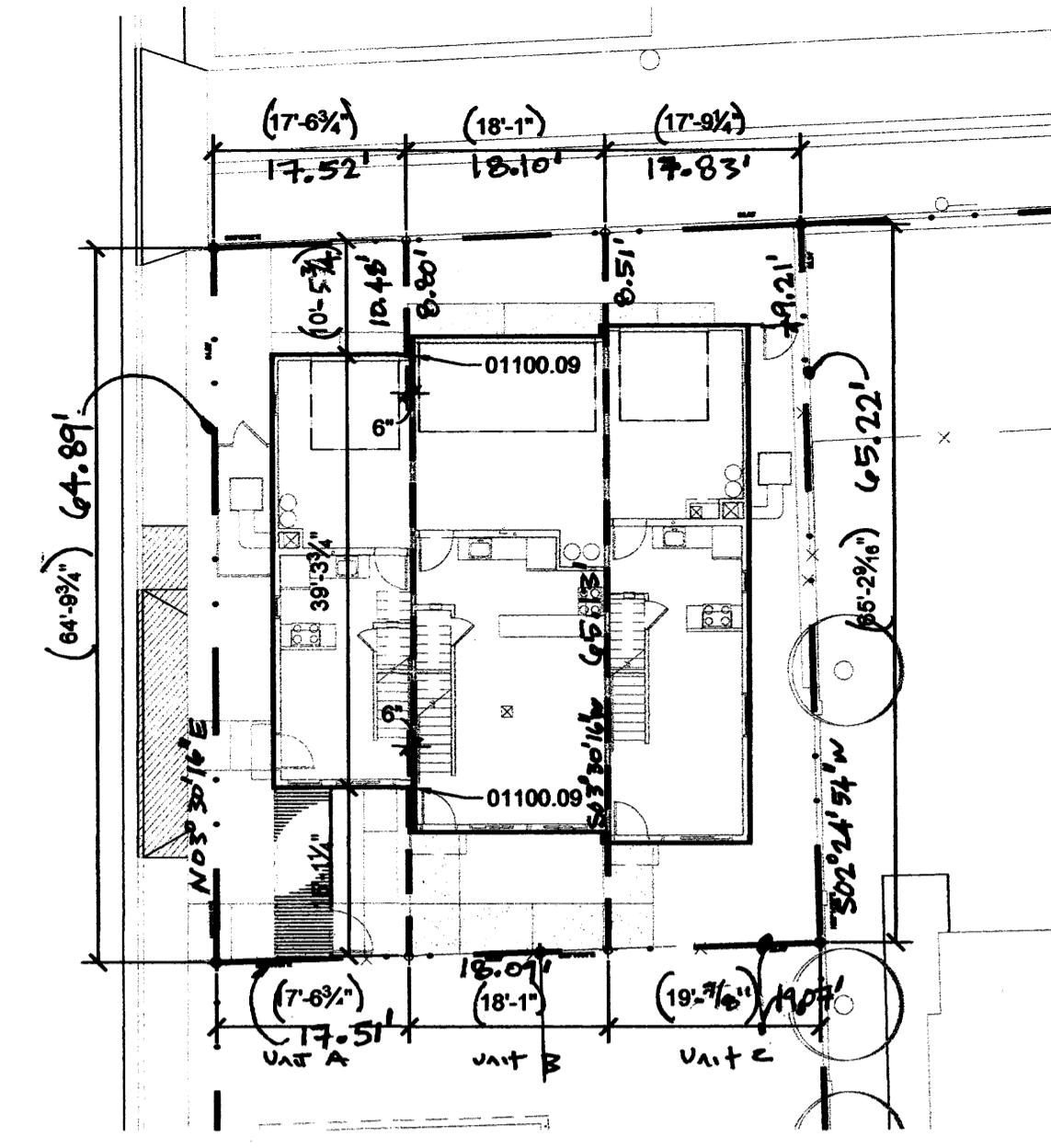
- A. PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCING WORK, GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO FIELD VERIFY ALL EXISTING CONDITIONS RELATIVE TO THE NEW WORK. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS, NEW WORK, AND ANY RELATED WORK TO THE ARCHITECT PRIOR TO BIDDING/COMMENCING WORK.
- B. COORDINATE WORK WITH SITE PLANS, ARCHITECTURAL PLANS, UTILITIES DRAWINGS, MECHANICAL, PLUMBING, ELECTRICAL, DWGS.
- C. NEW FILL MATERIAL SHALL BE ENGINEERED FILL.
- D. TOP OF NEW SIDEWALK ELEVATIONS ARE INDICATED BY NEW SPOT ELEVATION MARKS. TOP OF GRADE AGAINST NEW CONCRETE SIDEWALKS SHALL BE 1/2" BELOW TOP OF SIDEWALK. SLOPE TOP OF GRADE AWAY FROM SIDEWALK AT A 3 HORIZONTAL 1 VERTICAL SLOPE.
- E. AT ALL EXTERIOR CONCRETE PROVIDE FLAT SHEETS ON CHAIRS: 6X8 / 10X10 WELDED WIRE MESH REINFORCING CENTERED IN THE SLAB.
- F. CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND EXACT LOCATIONS WITH APPROPRIATE PUBLIC UTILITIES BEFORE COMMENCING WORK.
- G. INSTALL CONCRETE SIDEWALKS, CURB, AND GUTTER PER CITY OF ALBUQUERQUE CONSTRUCTION STANDARDS.
- H. STAKING AND BUILDING LAYOUT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- I. FINISH FLOOR ELEVATION 100'-0". THIS ELEVATION IS 8" HIGHER THAN THE ELEVATION OF THE JUNCTION OF THE SIDEWALK AND ALLEY DRIVEWAY (ELEVATION 99.33).
- J. ALL NEW CONCRETE SIDEWALKS ARE TO HAVE SLOPES LESS THAN 1:20 IN THE DIRECTION OF TRAVEL AND CROSS SLOPES LESS THAN 1:50.
- K. COMPLY W/ ALL CITY OF ALBUQUERQUE REQUIREMENTS FOR TRAFFIC CONTROL, STREET CLOSURE, WORKING WITHIN THE CITY RIGHT-OF-WAY, ETC. FENCE CAN BE FABRICATED IN MODULAR SECTIONS. PROVIDE SHOP DRAWINGS.
- M. ALL CONCRETE AND PAVING MUST BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DESIGN DETAILS AND STANDARD DESIGN MIX AND SPECIFICATIONS. THE FOLLOWING C.O.A. STANDARDS ARE APPLICABLE:
 - CURB AND GUTTER NO. 2415
 - SIDEWALK WORK NO. 2430
 IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL C.O.A. STANDARD DESIGN DETAILS, DESIGN MIX AND SPECIFICATIONS ARE BEING FULLY FILLED.
- N. THE 2-HOUR FIRE-RESISTANCE-RATED WALLS BETWEEN TOWNHOUSE UNITS SHALL NOT CONTAIN ANY PLUMBING EQUIPMENT, MECHANICAL EQUIPMENT, DUCTWORK, VENTS, ETC.
- O. ANY AND ALL ELECTRICAL PENETRATIONS THROUGH THE 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES BETWEEN TOWNHOUSE UNITS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM.

KEYED NOTES

- 01100.01 DASHED LINE INDICATES PROPERTY LINE.
- 01100.04 DASHED LINE INDICATES WINDOW SEAT/SUNSHADE ABOVE.
- 01100.09 PROPERTY LINE JOGS AT WALL.
- 01100.10 POINT OF REFERENCE FROM PROPERTY LINE TO OUTSIDE FACE OF CONCRETE FOOTING.
- 02200.01 REMOVE EXISTING CONCRETE SIDEWALK AND CURB CUT. REPLACE WITH NEW CONCRETE SIDEWALK.
- 02200.02 EXISTING 6'-0" HIGH WALL TO REMAIN.
- 03300.01 4" THICK 3000PSI, AIR-ENTRAINED, CONCRETE SIDEWALKS/LABLANDING, OVER 95% COMPACTED GRADE. REINFORCE W/ 6X6 - 10X10 W/M, FLAT SHEETS ONLY. SLOPE AWAY FROM BUILDING.
- 03300.02 1" DEEP CONCRETE CONTROL JOINT. + 5'-0" O.C.
- 03300.03 1/2" THICK EXPANSION JOINT. ASPHALT IMPREGNATED OR EQUAL.
- 03300.04 PROVIDE 6" THICKENED COLLAR SLAB AROUND CLEANOUTS.
- 03300.08 PROVIDE 3'-0" X 3'-0" X 4" THICK CONCRETE PAD W/ 6" THICKENED EDGE.
- 22500.02 TWO WAY CLEAN OUT, PROVIDE TRAFFIC RATED PIPE AND CAPS.
- 22500.07 TWO WAY CLEAN OUT.
- 26200.01 EXISTING POWER POLE TO REMAIN.
- 26200.05 ELECTRICAL METER.
- 26200.06 OVERHEAD ELECTRICAL FEED TO ELECTRICAL METER @ UNITS.
- 27100.01 18" X 18" TELECOMMUNICATIONS JUNCTION BOX. STACK W/ CABLE BOX.
- 27100.02 CABLE BOX. STACK W/ TELECOMMUNICATIONS BOX.
- 32300.01 NEW 6'-0" HIGH WOODY METAL PANEL FENCE.
- 33100.01 GAS LINE INTO UNIT.
- 33100.02 4" SCHEDULE 40 PVC SEWER LINE.
- 33100.03 WATER METER VALVE BOX. FOLLOW CITY OF ALBUQUERQUE STANDARD #2325: VALVE BOX TYPE 'A'.

LEGEND

- T-C- TELEPHONE LINE AND CABLE LINE. UNDERGROUND INSTALLATION.
- (G) GAS METER AND GAS LINE.
- SANITARY SEWER.
- x FENCE.
- E OVERHEAD POWERLINE.
- - - - - PROPERTY LINE.
- - - - - PROPERTY LINE BETWEEN TOWNHOUSE UNITS.
- F.F. = FINISH FLOOR.
- T.O.C. = TOP OF CONCRETE.
- T.O.S. = TOP OF EXISTING SIDEWALK.
- T.O.W. = TOP OF WALL.



SUBDIVISION LAYOUT PLAN *

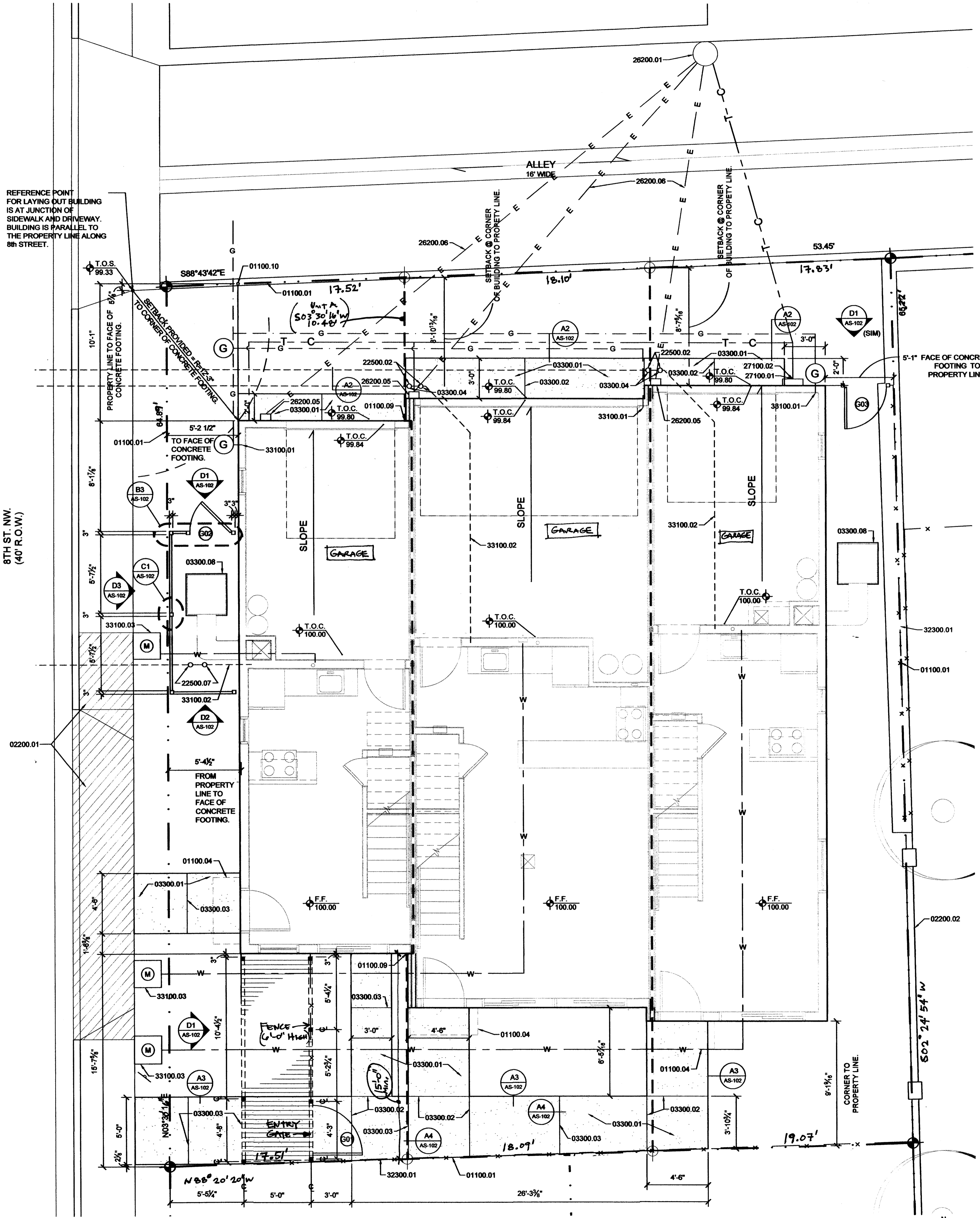
1/16" = 1'-0"
 The subdivision layout will be finalized after the subdivision process is approved.
 Unit A/LORA will have the following Minimum setbacks -
 Front : 10'
 Side : 5'
 Rear : 15'

DRB NO. 1008521

THIS SITE PLAN MEETS THE ZONING REQUIREMENTS FOR THE SU-2 / HDA ZONE.

[Signature]
 COA Zoning *[Signature]* DATE

REFERENCE POINT FOR LAYING OUT BUILDING IS AT JUNCTION OF SIDEWALK AND DRIVEWAY. BUILDING IS PARALLEL TO THE PROPERTY LINE ALONG 8TH STREET.



SITE PLAN

1/4" = 1'-0"

LEE GAMELSKY ARCHITECTS P.C.

2412 MILES ROAD SE
 ALBUQUERQUE, NM 87106
 505.842.8865 FAX 842.1693
 lee@gam.com

STATE OF NEW MEXICO

LEE D. GAMELSKY

No. 1931

10-18-10

REGISTERED ARCHITECT

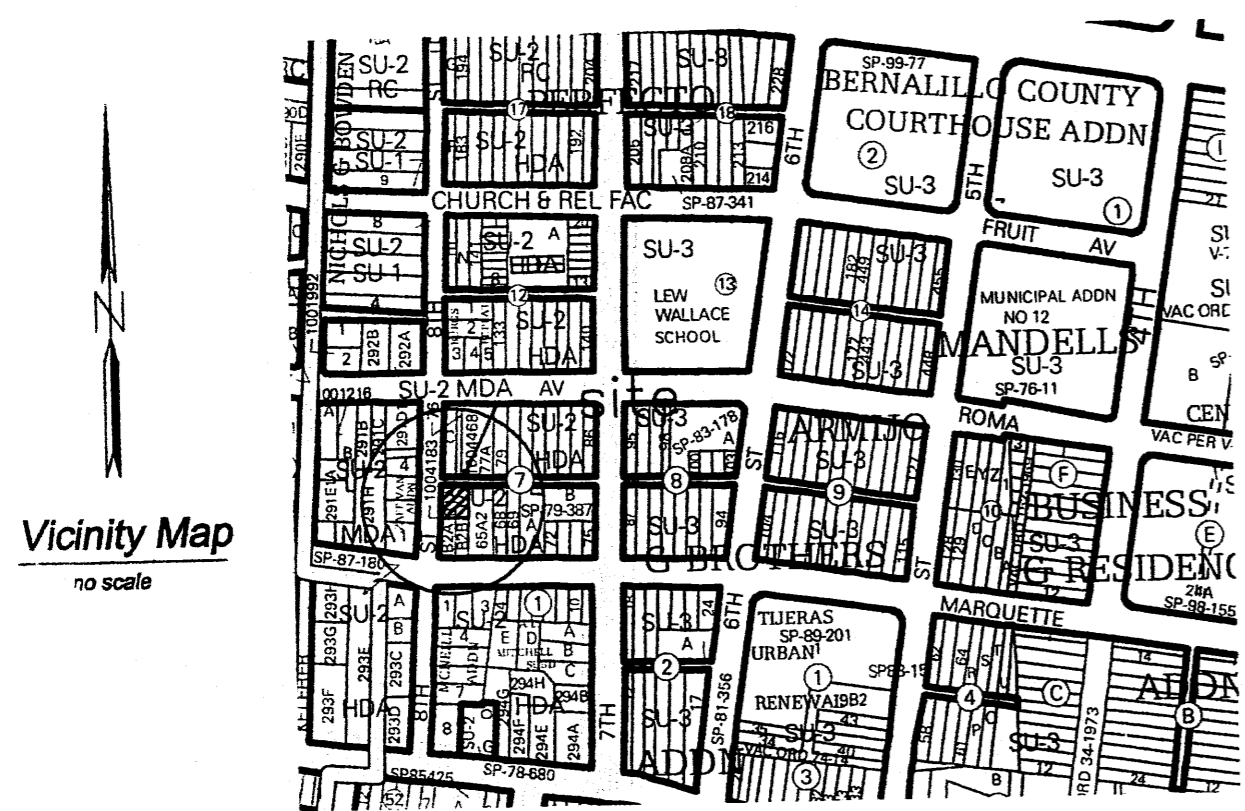
8TH STREET TOWNHOUSES
 510 8th Street,
 Albuquerque, New Mexico 87102

PROJECT ARCHITECT:
 LEE GAMELSKY, AIA

Project #: 00-00-0
 Date: 14 OCT. 2011

SITE PLAN & SUBDIVISION LAYOUT PLAN

**Lots B-1-A-1, B-1-A-2, & B-1-A-3
Being a Replat of
Lot B-1-A, Block 7
Perfecto, Mariano & Jesus Armijo Addition
Town of Albuquerque Grant
Projected Section 17, T.10N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
November 2011**



Zone Atlas Page Number J-14

SUBDIVISION DATA

1. Total gross acreage: 0.0807 acres
2. Total number of existing lots - 1. Two 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, NAD 1983.
5. Where measured distances differ from record, () indicates record distances.
6. Date of field survey: October, 2011.
7. Documents used in the preparation of this survey:
 - a. "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517.
 - b. Warranty Deed filed 5/22/2007 in Book A137, Page 5234, Document No. 2007075395
 - c. Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company
8. Unless otherwise indicated all corners are set 1/2" rebar with cap stamped PS 6126.

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. **Century Link** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast Inc.** 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 B-1-A in Block 7 as the same is shown and designated on the plat of Lots B-1-A, B-2-A & B-2-B, Block 7, Perfecto, Mariano & Jesus Armijo Addition, Projected Section 17, T.10N., R.3E., N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 2007 in Plat Book 2007C, Page 76, as document No. 2007047517.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots B-1-A, B-1-A-2 & B-1-A-3 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 ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Urban Solutions, LLC, a New Mexico Limited Liability Company

Lee Gamelsky, Member

Susan Frye, Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on _____ 2011, by
Lee Gamelsky and Susan Frye.
My Commission Expires: _____

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 the plat entitled "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517 and Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company and that the information shown hereon is true and correct to the best of my knowledge and belief.

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

PROJECT NUMBER _____
Application Number _____

The purpose of this replat is to create three lots and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST, INC.	DATE

City Approvals:

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: _____

Lots B-1-A-1, B-1-A-2, & B-1-A-3 Being a Replat of

Lot B-1-A, Block 7

Perfecto, Mariano & Jesus Armijo Addition

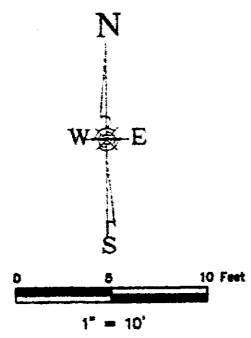
Town of Albuquerque Grant

Projected Section 17, T.10N., R.3E. N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

November 2011

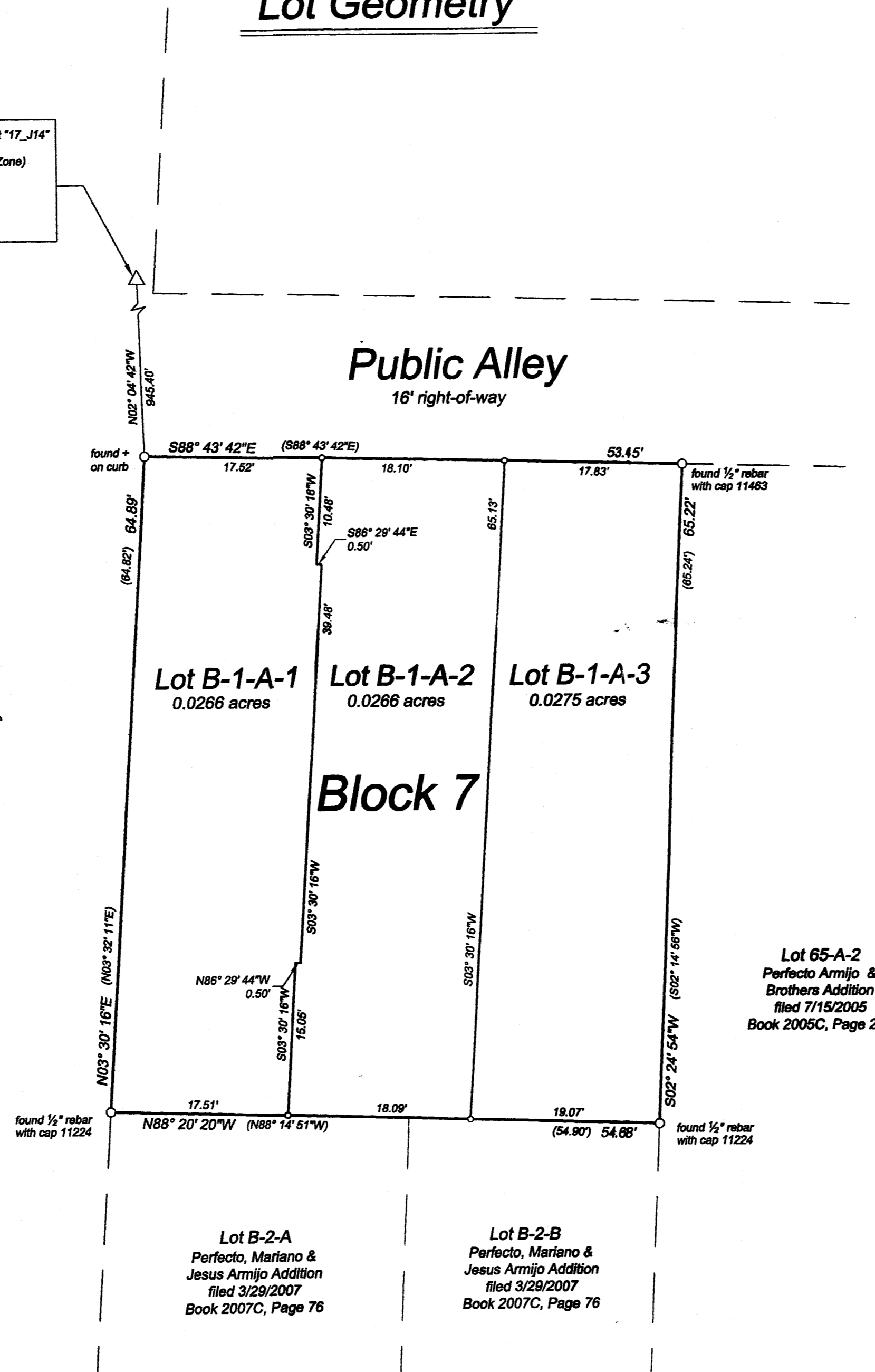


Albuquerque Control Survey Monument "17_J14"
Geographic Position (NAD 83)
N.M. State Plane Coordinates (Central Zone)
Northing = 1,488,886.782
Easting = 1,519,149.317
Ground-to-Grid Factor = 0.999683611
delta alpha = -00° 13' 59.00"
NAVD 1988 Elevation = 4957.484

Lot Geometry

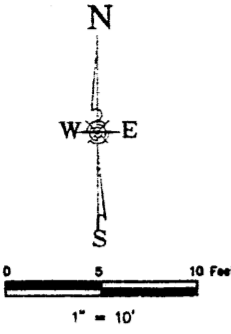
Eight Street NW
40' right-of-way

Public Alley
16' right-of-way



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

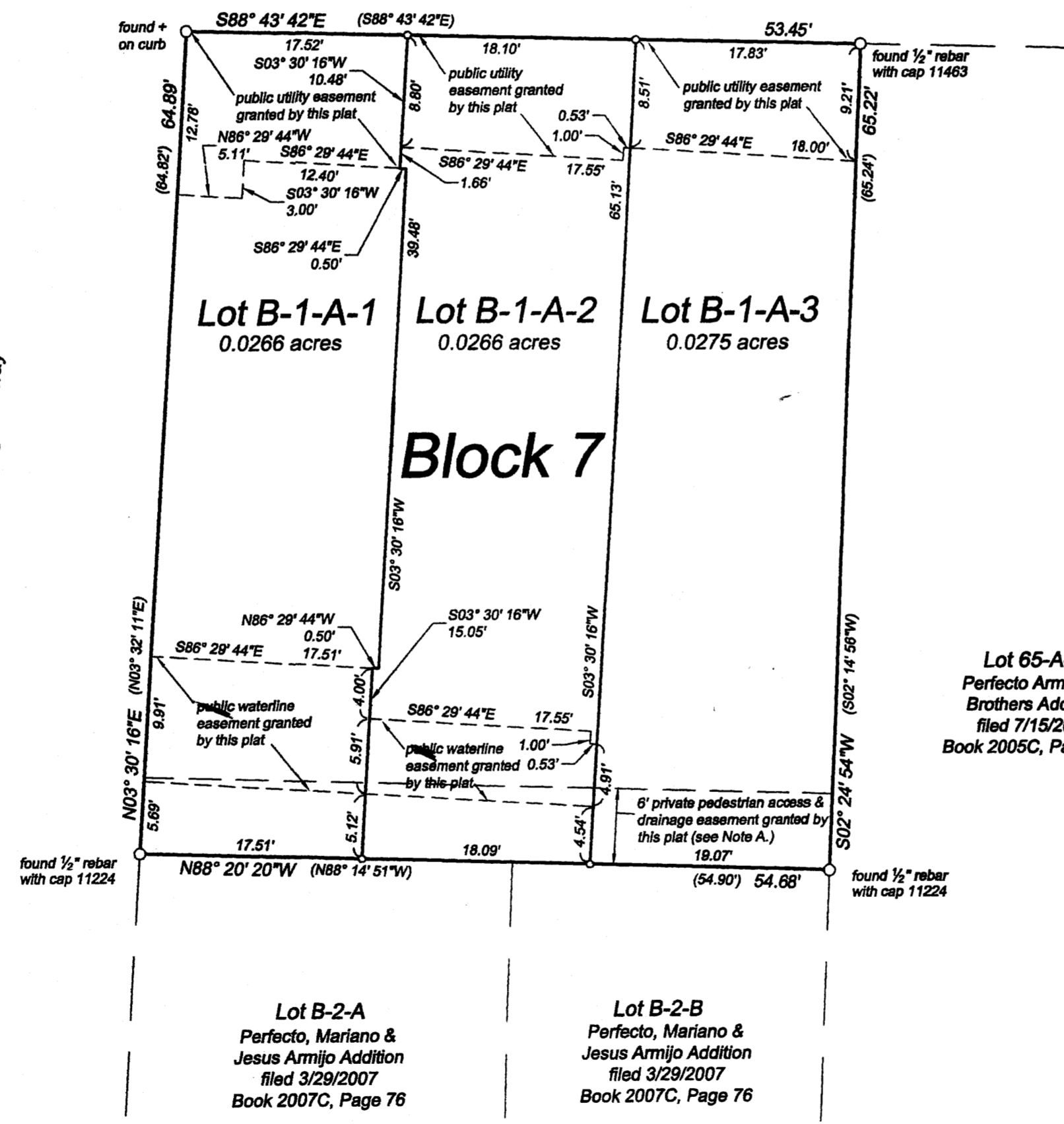
Lots B-1-A-1, B-1-A-2, & B-1-A-3
Being a Replat of
Lot B-1-A, Block 7
Perfecto, Mariano & Jesus Armijo Addition
Town of Albuquerque Grant
Projected Section 17, T.10N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
November 2011



Easements

Public Alley
 16' right-of-way

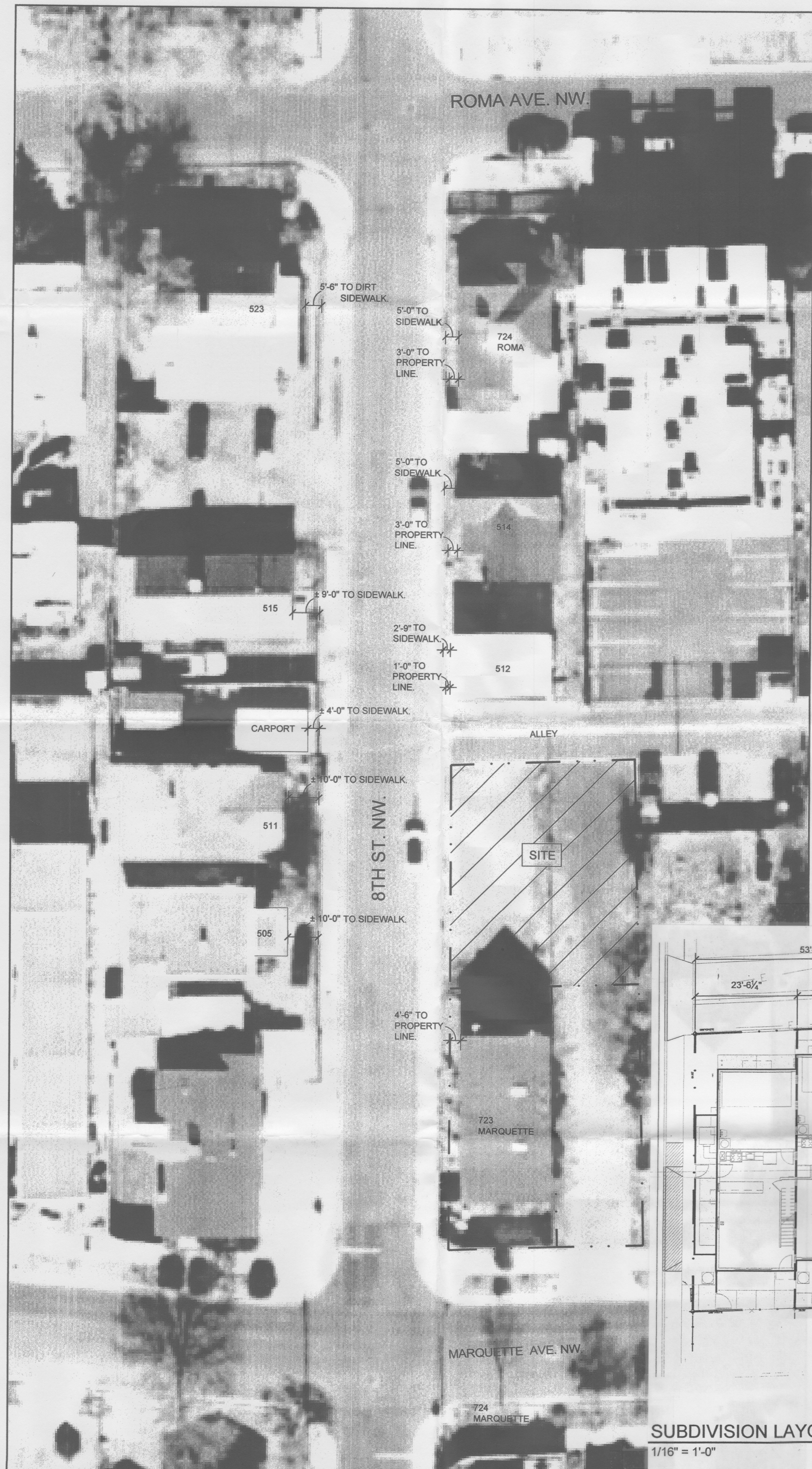
Eight Street NW
 40' right-of-way



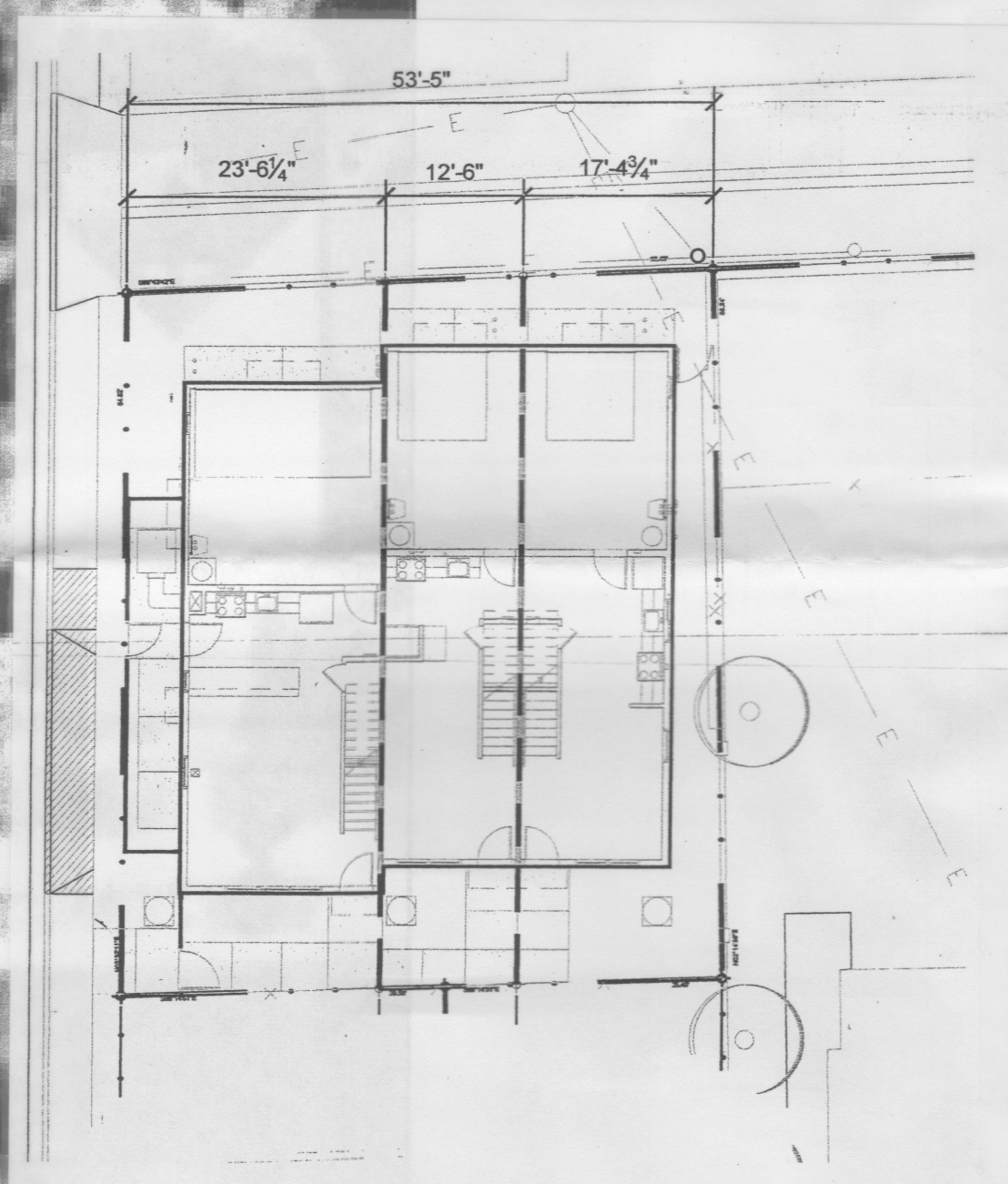
Easement Notes:

A. The 6' private pedestrian access and drainage easement granted by this plat is for the benefit of Lots B-1-A-1, B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.

Lot 65-A-2
 Perfecto Armijo & Brothers Addition
 filed 7/15/2005
 Book 2005C, Page 252



SITE AERIAL
1" = 20'-0"



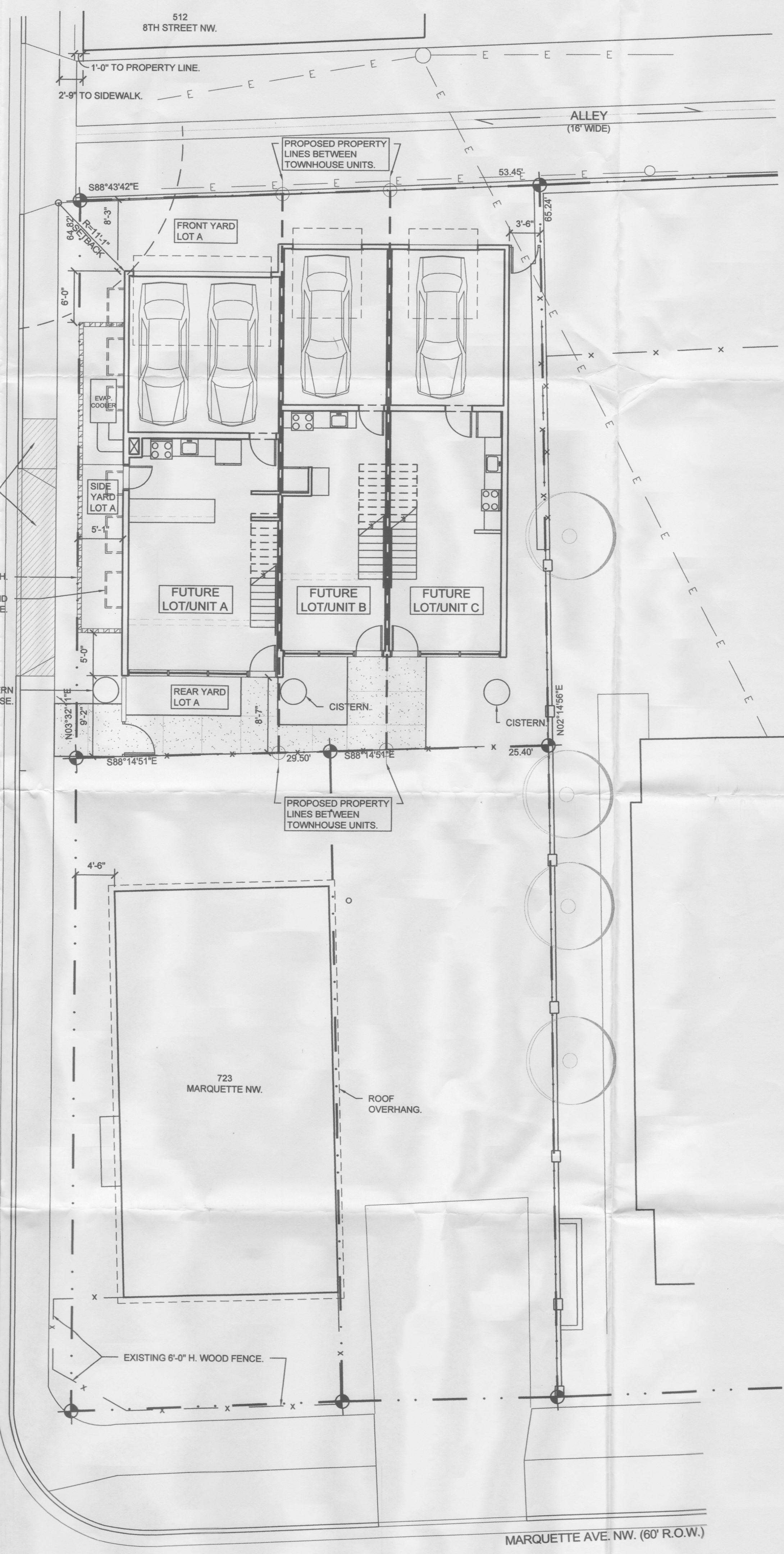
SUBDIVISION LAYOUT PLAN
1/16" = 1'-0"

8TH ST. NW.
(40' R.O.W.)

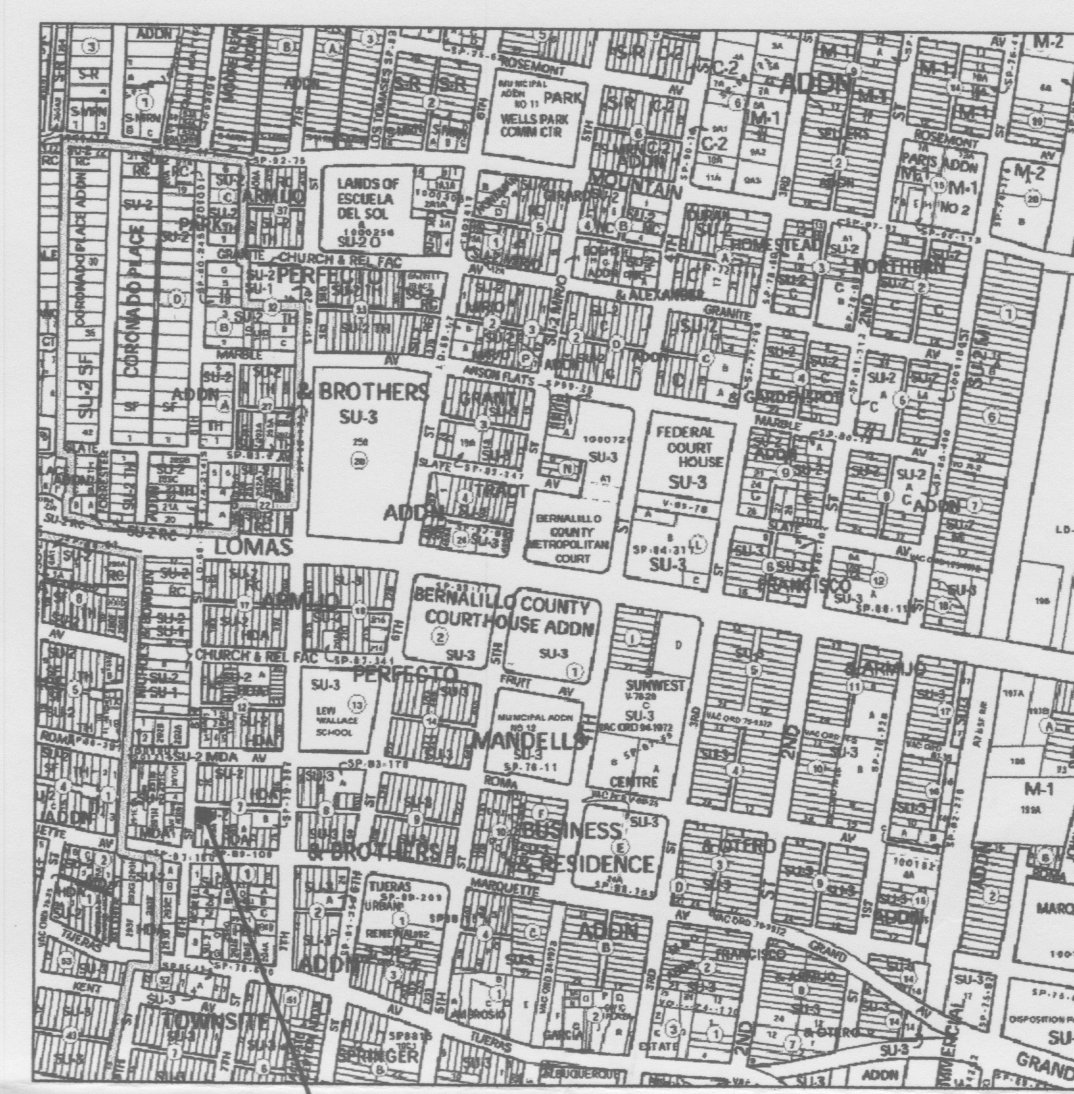
REPLACE SIDEWALK.
REMOVE DRIVEWAY.

PROPOSED WALL, 6'-0" HIGH.
DASHED LINE INDICATES 2ND
LEVEL SUNSCREENS ABOVE.

PROPOSED 6'-0" H. CISTERN
ON CONCRETE BASE.



SITE PLAN
1/8" = 1'-0"



ZONE LOCATION MAP J-14-Z

SITE DATA:

ADDRESS:	510 8TH STREET N.W.
LEGAL:	LOT B1A BLOCK 7 SUBDIVISION: PERFECTO, MARIANO & JESUS ARMijo ADDITION.
SIZE:	0.0808 ACRE
UPC No.:	1-014-058-063-050-31203
ZONING:	SU-2 / HDA

LEGEND

- x — FENCE.
- E — OVERHEAD POWERLINE.
- — — — — PROPERTY LINE.
- - - - - PROPOSED PROPERTY LINE BETWEEN TOWNHOUSE UNITS.

PROPOSED LOT AREAS

LOT A (UNIT A)	: 1,526 S.F.
LOT B (UNIT B)	: 813 S.F.
LOT C (UNIT C)	: 1,181 S.F.

LEE GAMELSKY ARCHITECTS P.C.

2412 MILES ROAD SE
ALBUQUERQUE, NM 87106
505.842.8865 FAX 505.842.1693
lee@gam.com

8TH STREET TOWNHOUSES
510 8th Street FUTURE LOTS/ UNITS A,B,C.
Albuquerque, New Mexico 87102

PROJECT ARCHITECT:	LEE GAMELSKY, AIA	Project #:	00-00-0
		Date:	08 NOV. 2010