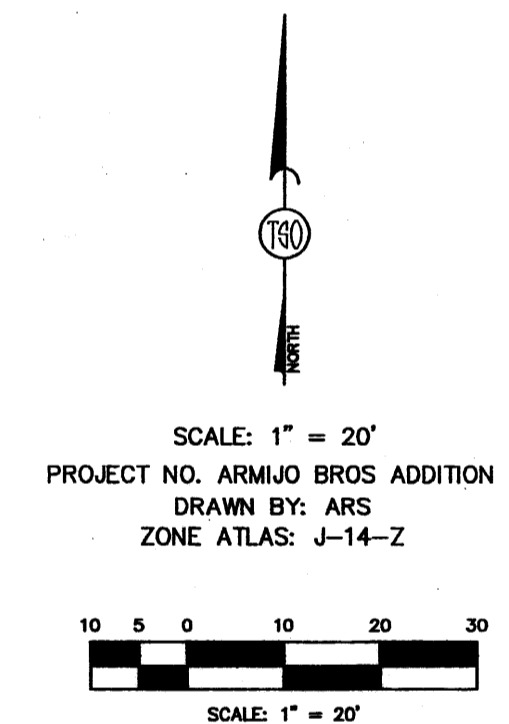
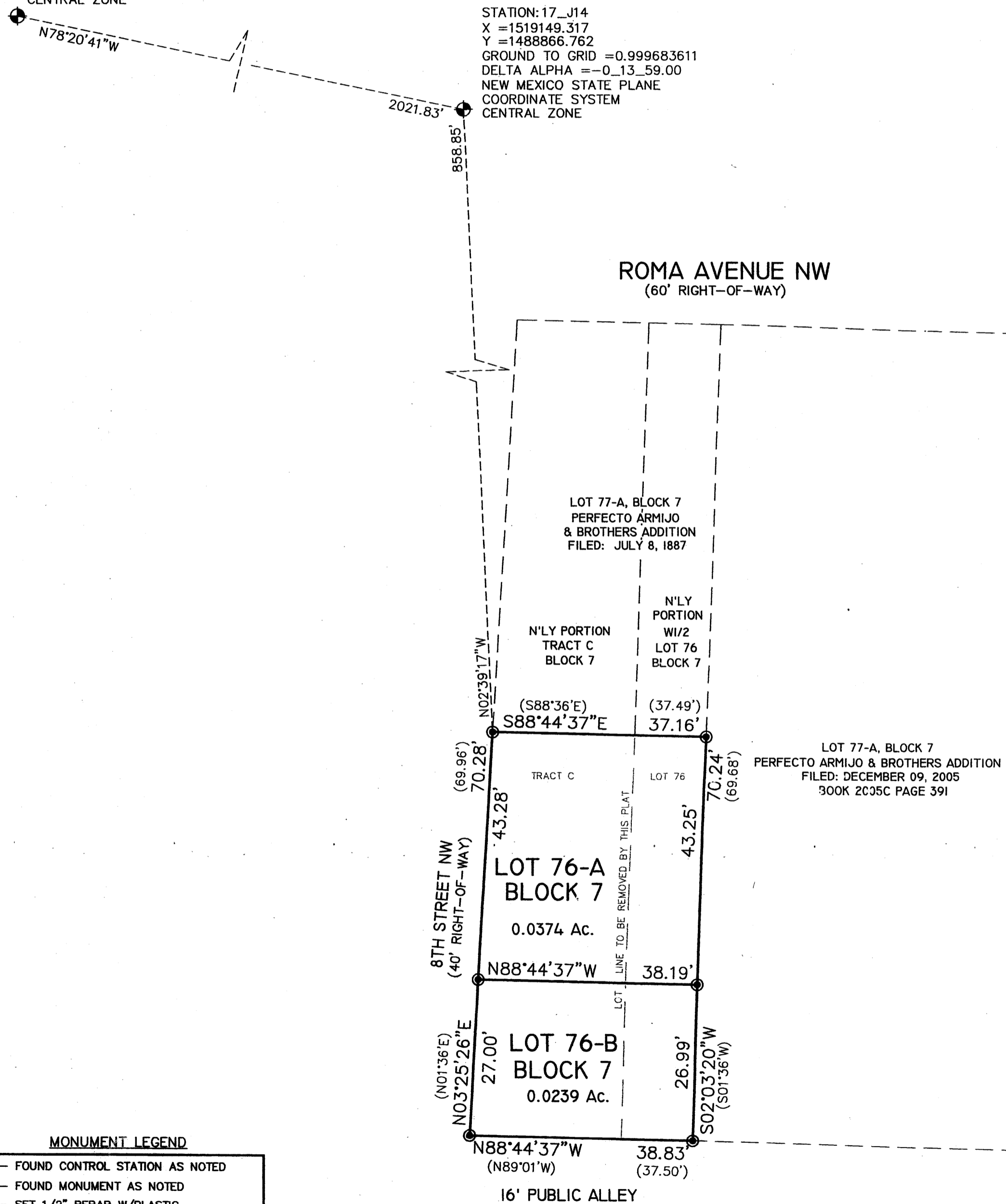


**PLAT OF
 LOTS 76-A, 76-B, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2011
 SHEET 2 OF 2**

STATION: 12_J13
 X = 1517168.920
 Y = 1489275.084
 GROUND TO GRID = 0.999684167
 DELTA ALPHA = -0_14_12.73
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE

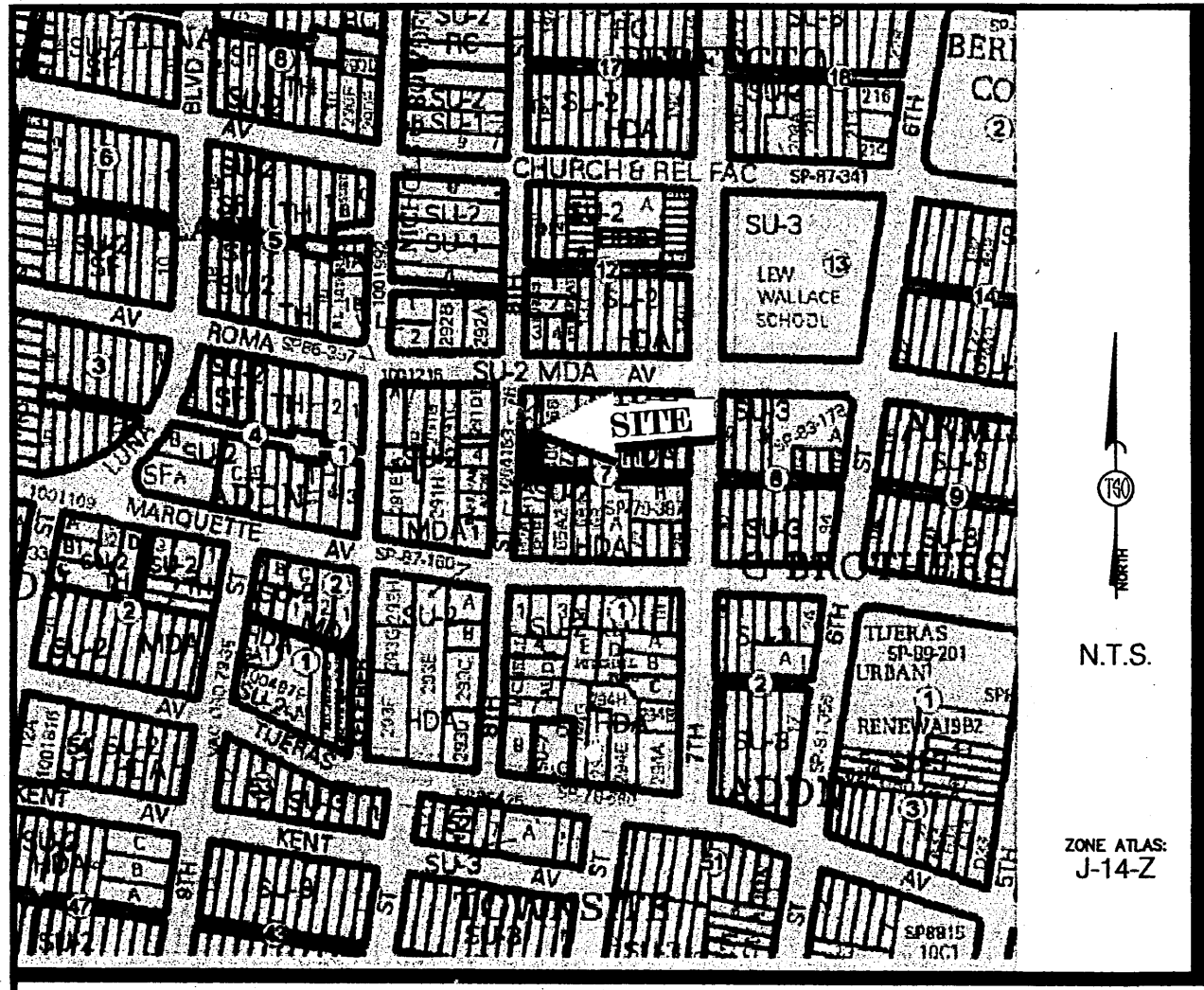
STATION: 17_J14
 X = 1519149.317
 Y = 1488866.762
 GROUND TO GRID = 0.999683611
 DELTA ALPHA = -0_13_59.00
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE



- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305

T10N R3E SEC. 17



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY. RECORD BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS ().
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 17_J14 AND 12_J13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD
5. GROSS AREA: 0.1211 ACRES
6. NUMBER OF EXISTING PARCELS: 1
7. NUMBER OF LOTS CREATED: 3
8. DATE OF FIELD WORK: JANUARY 6, 2011
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

THE SOUTHERLY PORTIONS OF LOT LETTERED C AND THE WEST HALF (1/2) OF LOT NUMBERED SEVENTY-SIX (76), IN BLOCK NUMBERED SEVEN (7) AS DIVIDED BY WARRANTY DEED FILED ON NOVEMBER 7, 1952 IN BOOK D222 PAGE 360 OF THE PERFECTO ARMIJO AND BROTHERS ADDITION TO THE CITY OF ALBUQUERQUE, WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 8, 1887, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS PROPERTY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 8TH STREET NW, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "17_J14", BEING AN ALUMINUM DISC STAMPED "17-J14 1983", HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1488866.762 AND E=1519149.317 BEARS N02°39'17"W, A DISTANCE OF 858.85 FEET; THENCE S88°44'37"E, A DISTANCE OF 37.16 FEET TO THE NORTHEAST CORNER OF THIS PROPERTY; THENCE S02°03'20"W A DISTANCE OF 70.24 FEET TO THE SOUTHEAST CORNER OF THIS PROPERTY, SAID POINT ALSO BEING A ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 16' ALLEY; THENCE N88°44'37"W ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 38.83 FEET TO THE SOUTHWEST CORNER OF THIS PROPERTY AND SAID EASTERLY RIGHT-OF-WAY OF 8TH STREET NW; THENCE N03°25'26"E ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 70.28 FEET TO THE PLACE OF BEGINNING CONTAINING 0.0613 ACRES (2,669 S.F.) 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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: 4/19/11
 OWNER(S) PRINT NAME: MICHAEL WEWERKA
 OWNER(S) SIGNATURE: _____ DATE: 4/19/11
 OWNER(S) PRINT NAME: Medley Wewerka
 ADDRESS: 1014 Fruit Ave NW TRACT: _____

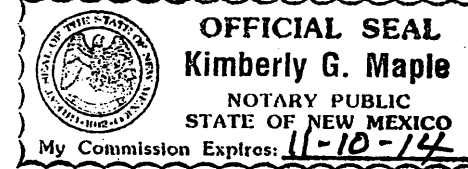
ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2010.

BY: Michael Wewerka Medley Wewerka

MY COMMISSION EXPIRES: 11-10-14

 NOTARY PUBLIC



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PLAT OF
 LOTS 76-A, 76-B, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2011
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW LOTS FROM THE SOUTHERLY PORTIONS OF EXISTING TRACT C AND THE W1/2 OF LOT 76.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____
 _____ DATE: 4-19-11
 CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ 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 _____

UTILITY APPROVALS

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PUBLIC SERVICES COMPANY OF NEW MEXICO _____ DATE _____

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, 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.

_____ DATE: 4-19-11
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463



THE SURVEY OFFICE, LLC

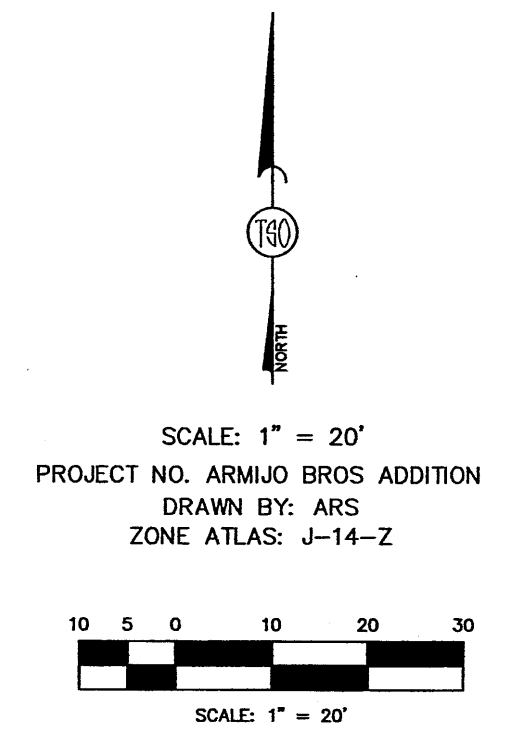
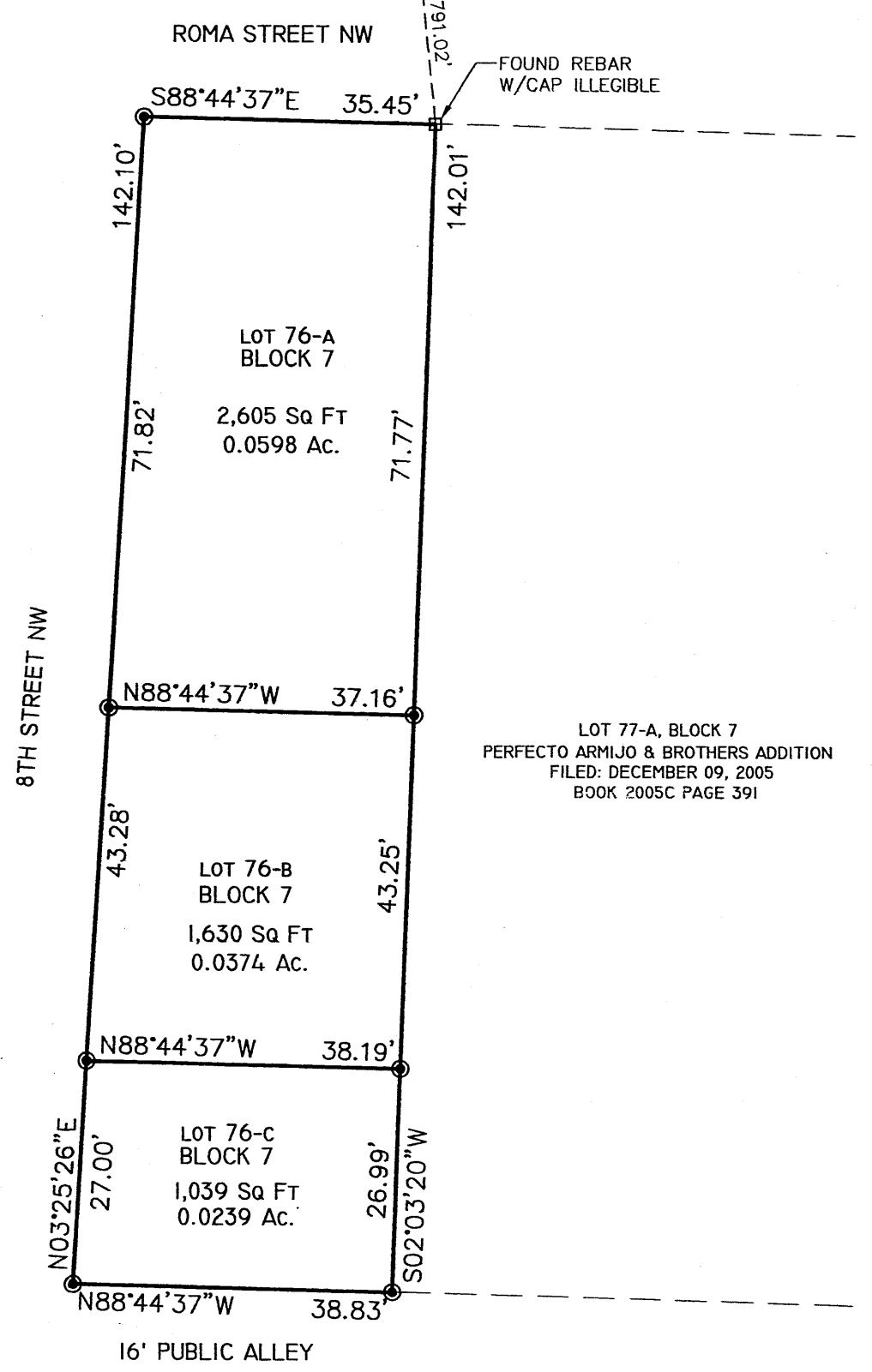
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305

T10N R3E SEC. 17

PLAT OF
 LOTS 76-A, 76-B & 76-C, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2011
 SHEET 2 OF 2

STATION: 12_J13
 X = 1517168.920
 Y = 1489275.084
 GROUND TO GRID = 0.999684167
 DELTA ALPHA = -0.14_12.73
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE

STATION: 17_J14
 X = 1519149.317
 Y = 1488866.762
 GROUND TO GRID = 0.999683611
 DELTA ALPHA = -0.13_59.00
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE



MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305

T10N R3E SEC. 17

ORIGINAL