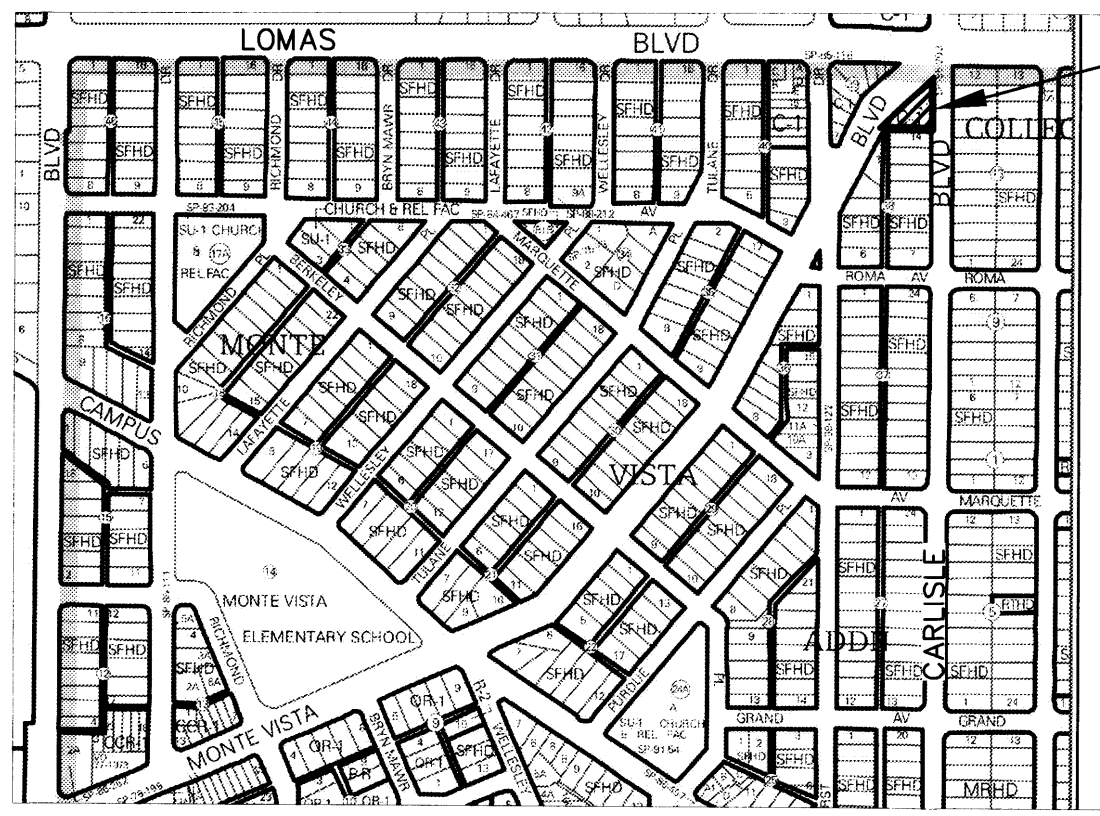


Sketch Plat
Lot A-1, Block 38
 Being a Replat of Lot A, Block 38
Monte Vista Addition
 Bernalillo County, New Mexico
 City of Albuquerque
 November 2011



Site

Vicinity Map
no scale

Zone Atlas Page Number K-16

SUBDIVISION DATA

1. Total gross acreage: 0.3004 acres
2. Total number of existing lots - 1. No 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 Monte Vista Addition as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44
 - b. Warranty Deed filed September 13, 1989 in Book 0369A, Page 100, Document No. 8979391.
 - c. Title Commitment 11-2334-jk dated March 13, 1985 issued by Safeco 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 A, Block, 38, Monte Vista Addition as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot A-1 as shown hereon and all easements shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Jack Lerner, a single man

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on _____
 2011, by Jack Lerner.

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 Title Commitment 11-2334-jk dated March 13, 1985 issued by Safeco 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 vacate a 16' alley and a portion of Monte Vista Boulevard NE as shown hereon.

PLAT APPROVAL

Utility Approvals:

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

City Approvals:

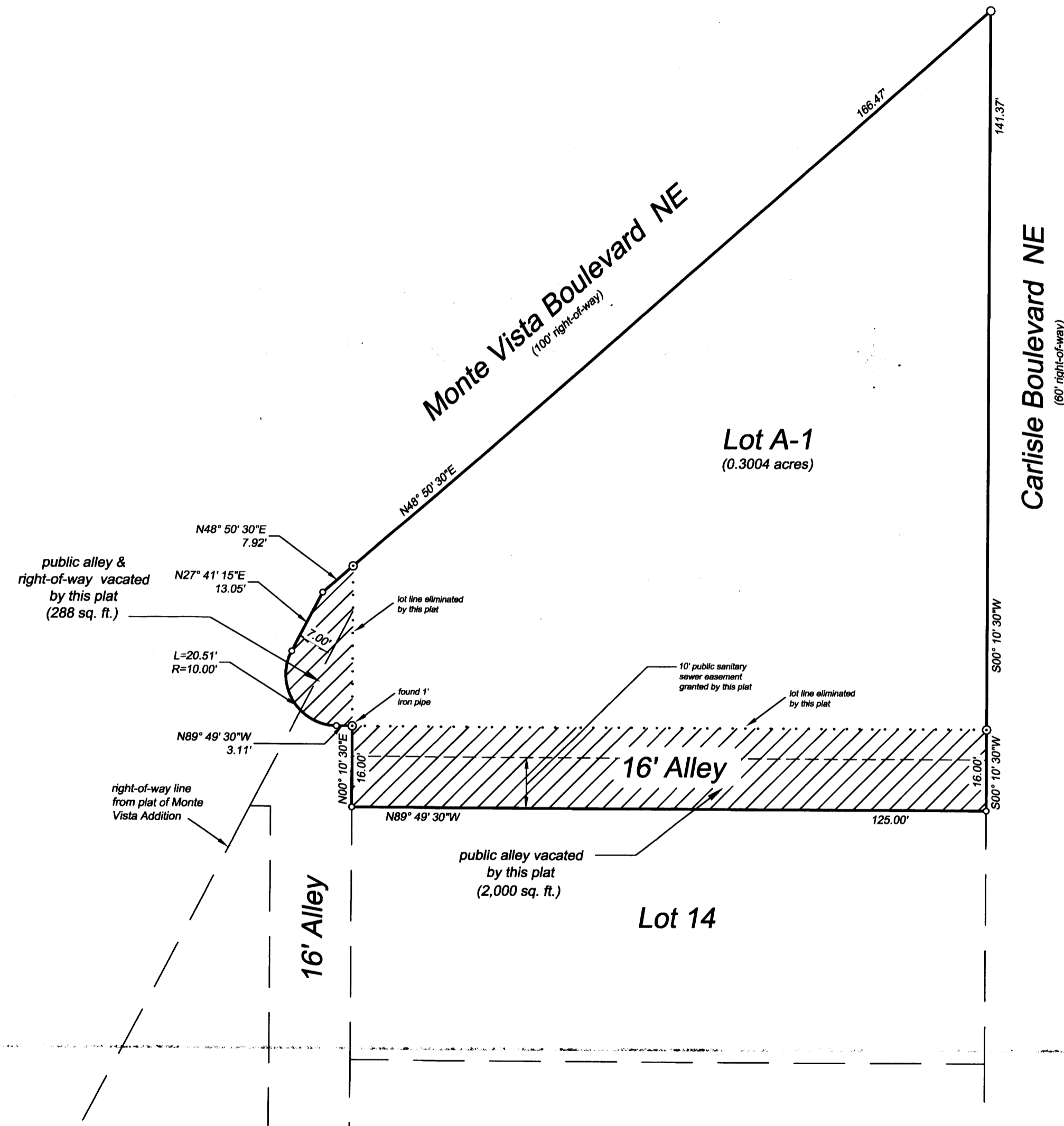
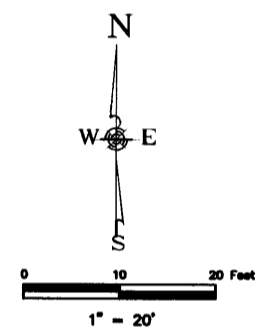
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

Sketch Plat
 Lot A-1, Block 38
 Being a Replat of Lot A, Block 38
 Monte Vista Addition
 Bernalillo County, New Mexico
 City of Albuquerque
 November 2011

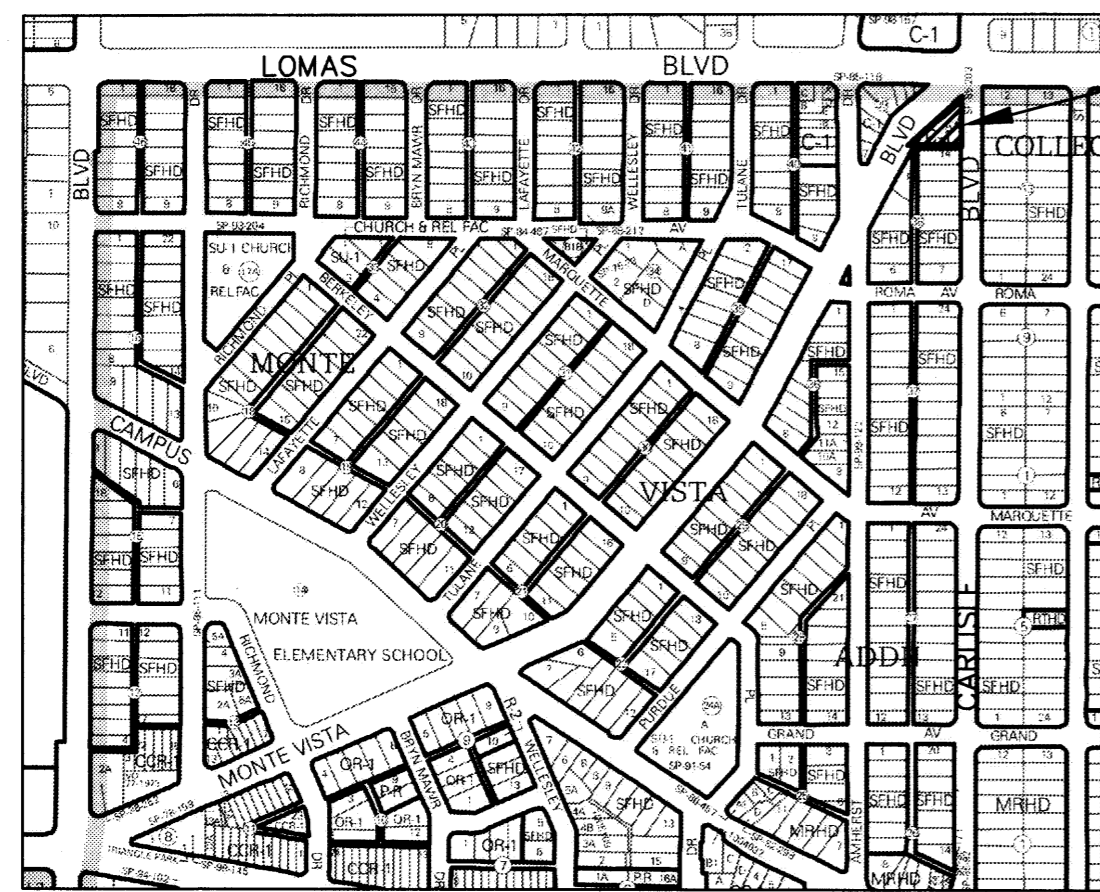


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017

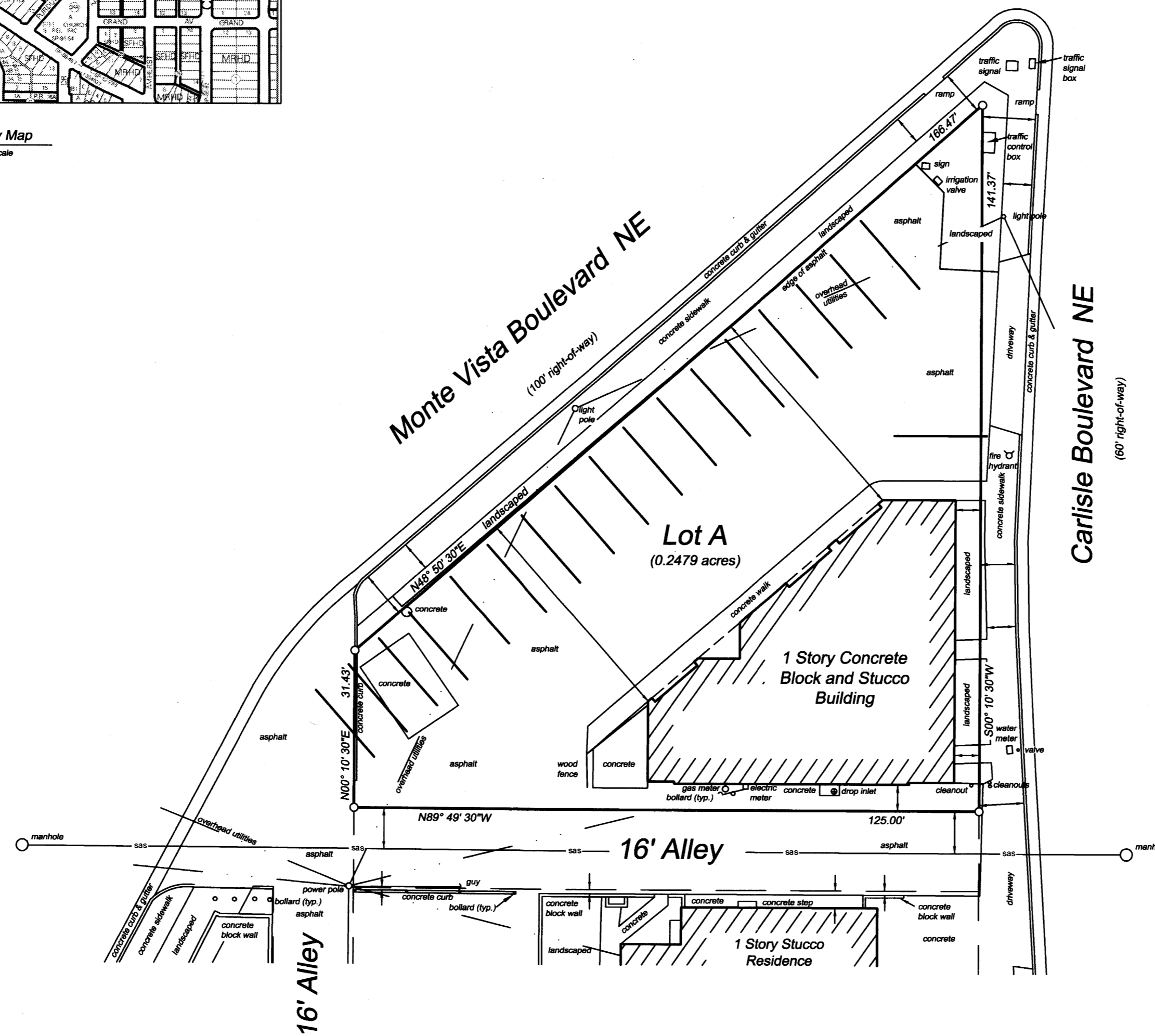
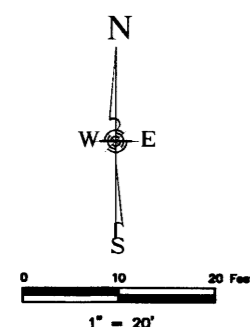
Improvement Location Sketch

Lot A, Block 38
 Monte Vista Addition
 Bernalillo County, New Mexico
 City of Albuquerque

June 2011

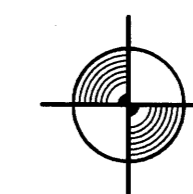


Vicinity Map
 no scale



Legal Description

Lot A, Block, 38, Monte Vista Addition as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44.

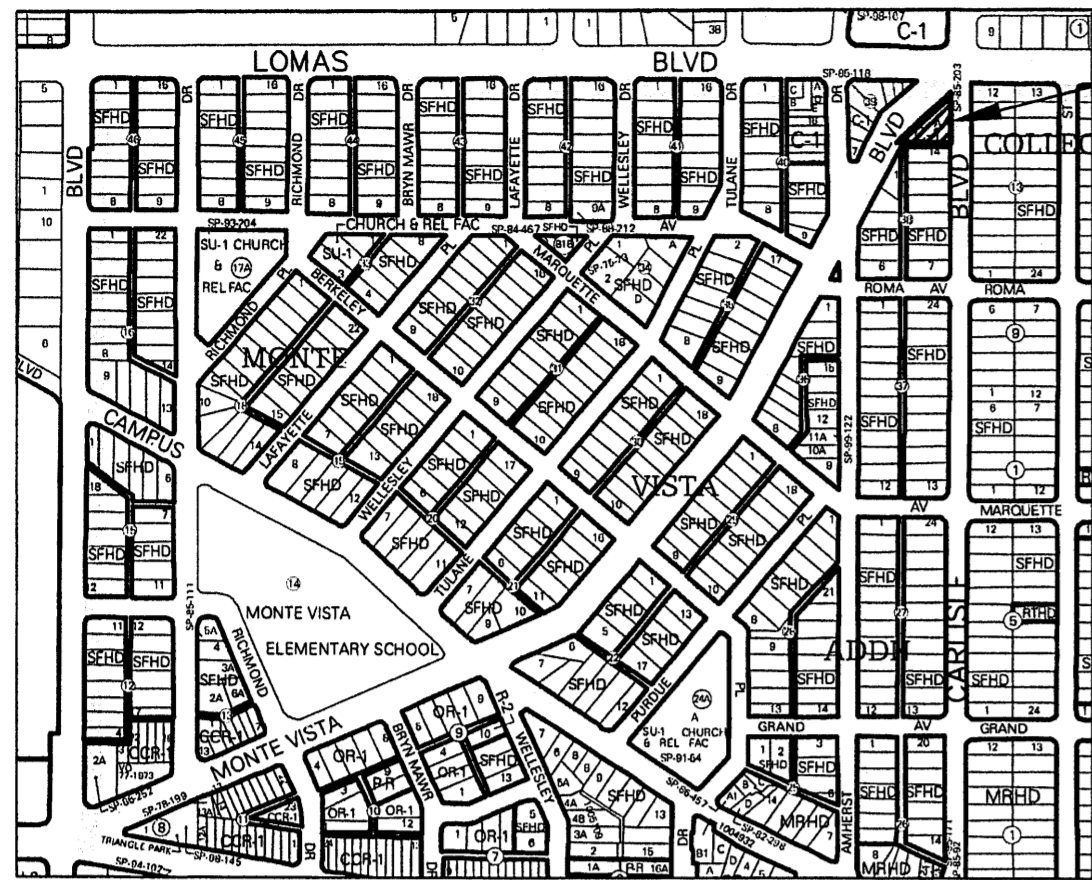


Forstbauer Surveying, L.L.C.

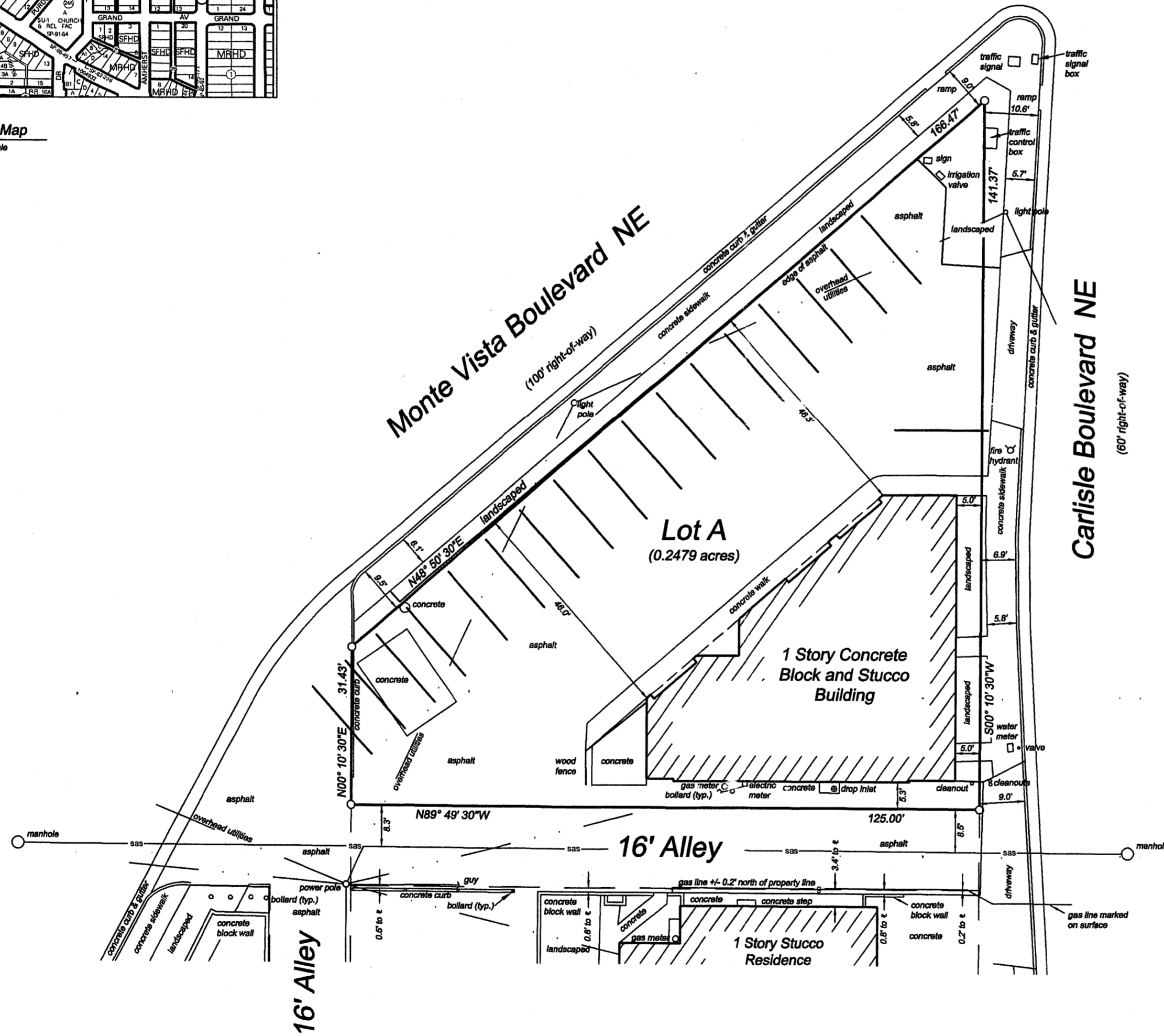
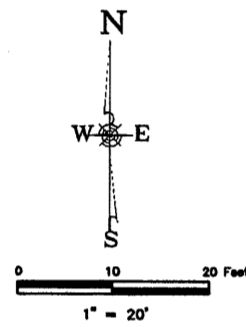
4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017

PROJECT #: 1009058
 DATE:
 APP #:
 IMPROVEMENT LOC.
 SKETCH

Improvement Location Sketch
 Lot A, Block 38
 Monte Vista Addition
 Bernalillo County, New Mexico
 City of Albuquerque
 December 2011

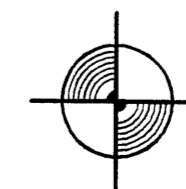


Vicinity Map
 no scale

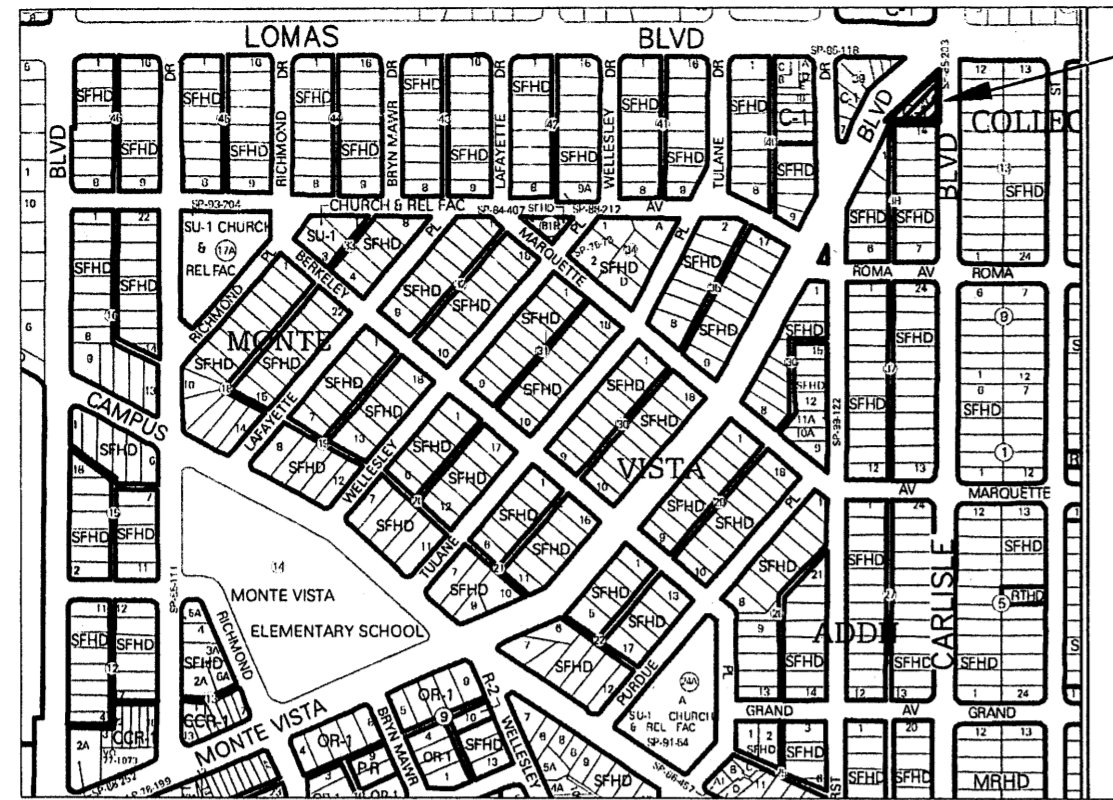
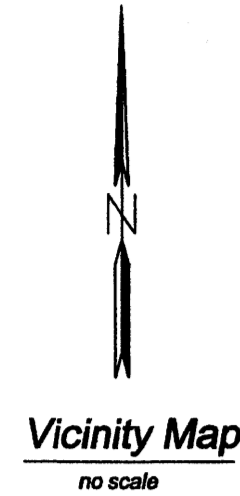


Legal Description

Lot A, Block, 38, Monte Vista Addition as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44.



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



Zone Atlas Page Number K-16

Site

PROJECT #: 1009058
 DATE: 2-12-14
 APP #: 14-70014 (VIRW)
 14-70015 (P&F)

Plat of
 Lot A-1, Block 38
 Being a Replat of Lot A, Block 38
 Together with a Vacated 16' Public Alley
 Monte Vista Addition
 Section 22, T10N, R3E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2013

SUBDIVISION DATA

1. Total gross acreage: 0.2938 acres
2. Total number of existing lots - 1. No 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 Monte Vista Addition as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44
 - b. Warranty Deed filed September 13, 1989 in Book 0369A, Page 100, Document No. 8979391
 - c. Title Commitment 11-2334-jk dated March 13, 1985 issued by Safeco 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** 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A Century Link did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC & Qwest Corporation D/B/A Century Link 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 A, Block 38, Monte Vista Addition together with a vacated 16' public alley as the same is shown and designated on the replat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 1985, in Book C27, Page 44 and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 11_J16 bears N 01° 08' 35" E, a distance of 1775.33 feet;
 Thence, S 00° 10' 30" W, along the westerly right-of-way of Carlisle Boulevard NE, a distance of 157.37 feet to the southeast corner of the parcel herein described;
 Thence, N 89° 49' 30" W, a distance of 125.00, along the southerly boundary of said 16' wide public alley, to the southwest corner of the parcel herein described;
 Thence, N 00° 10' 30" E, a distance of 47.43 feet to a point on the easterly right-of-way of Monte Vista Boulevard NE;
 Thence, N 48° 50' 30" E, along said easterly right-of way of Monte Vista Boulevard NE, a distance of 166.47 feet to the northeast corner and point of beginning of the parcel herein described and containing 0.2938 acres or 12,798 square feet, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot A-1 as shown hereon and all easements shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Jack Lerner
 Jack Lerner, a single man



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on JANUARY 6, 2014
 -2013, by Jack Lerner.

My Commission Expires: Aug. 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 Title Commitment 11-2334-jk dated March 13, 1985 issued by Safeco Title Insurance Company and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 1/6/2014
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126

PROJECT NUMBER _____
 Application Number _____

The purpose of this replat is to vacate a 16' public alley and grant easements as shown hereon.

PLAT APPROVAL

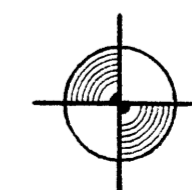
Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURY LINK	DATE
COMCAST, INC.	DATE
City Approvals:	
<i>Dir. P. Acosta</i>	1/8/14
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 #: _____

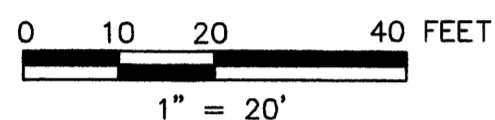
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

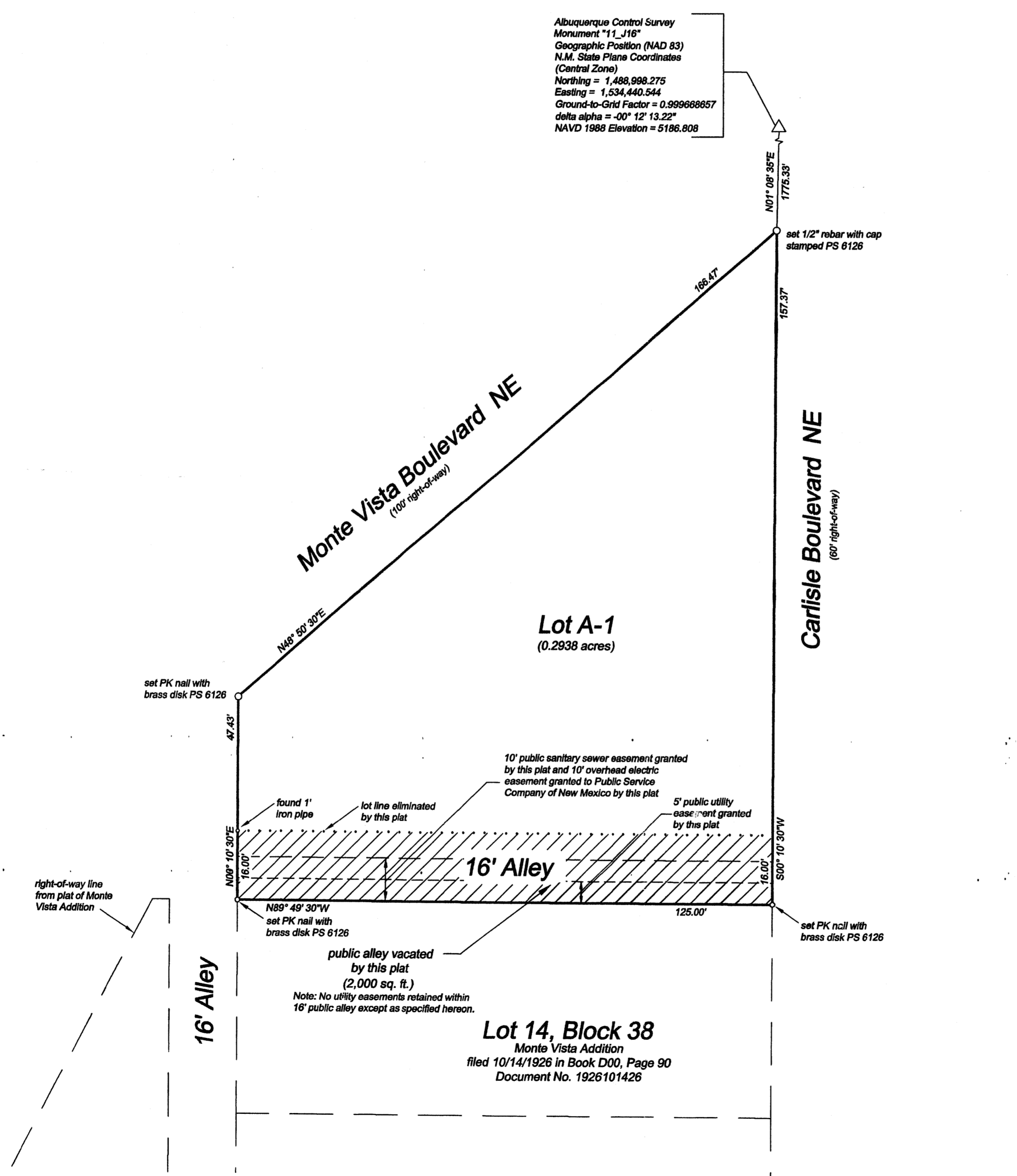


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 346-2017

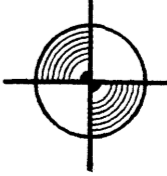
Plat of
Lot A-1, Block 38
 Being a Replat of Lot A, Block 38
 Together with a Vacated 16' Public Alley
Monte Vista Addition
 Section 22, T10N, R3E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2013



Albuquerque Control Survey
 Monument "11_116"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates
 (Central Zone)
 Northing = 1,488,998.275
 Easting = 1,534,440.544
 Ground-to-Grid Factor = 0.99968857
 delta alpha = -0° 12' 13.22"
 NAVD 1988 Elevation = 5186.808



Lot 14, Block 38
 Monte Vista Addition
 filed 10/14/1926 in Book D00, Page 90
 Document No. 1926101426


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