

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO WITHIN THE TOWN OF ALBUQUERQUE GRANT COMPRISING A PORTION OF M.R.G.C.D. TRACT NUMBER 338, PROPERTY MAP NUMBER 35, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BOULEVARD N.W. AND SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF ASPEN AVENUE N.W.; THENCE,

N 06° 25' 00" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 239.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

LEAVING SAID EAST RIGHT-OF-WAY S 82° 21' 54" E, A DISTANCE OF 260.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE,

S 00° 10' 15" E, A DISTANCE OF 204.58 FEET TO THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ASPEN AVENUE N.W.; THENCE,

N 89° 48' 20" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 283.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1.3819 ACRE (60,194.20 SF) MORE OR LESS.

**PLAT OF
TRACTS 338-B-1 AND 338-B-2
M.R.G.C.D. MAP 35
TOWN OF ALBUQUERQUE GRANT
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015**

PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

M.R.G.C.D. _____ DATE _____

APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

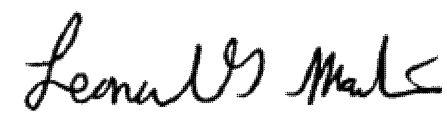
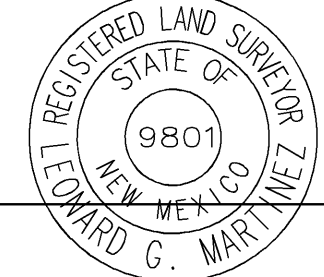
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 LEONARD MARTINEZ P.S. # 9801  04-03-2015
 DATE

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) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: 4-03-2015

OWNER(S) PRINT NAME: COLE HALL, MANAGER FOR
OLD TOWN PROPERTY, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF APRIL

20 15, BY COLE HALL, MANAGER FOR OLD TOWN PROPERTY, LLC

NOTARY MY COMMISSION EXPIRES: _____

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE TRACT OF LAND INTO TWO TRACTS, AND GRANT ANY EASEMENTS AS SHOWN.

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: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS C-2.
- 6: NUMBER OF EXISTING TRACTS/LOTS.....1 LOT
- 7: NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- 8: TOTAL GROSS ACRAGE OF ROPERTY.....1.3819 ACRE
- 9: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- 10: THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (500 year Flood Hazard) AND ZONE "AH" (EL. 4961) AND IS PARTIALLY SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0331 G; EFFECTIVE DATE: SEPTEMBER 26, 2008

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

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013