

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 10, T. 10 N. R. 3 E. N.M.P.M., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACT A-1, JOSEPH REAY TRACT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID TRACTS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 31, 1988, IN PLAT VOL. C36, FOLIO 44; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MENAUL BLVD., N.E., FROM WHENCE A TIE TO AGRS MONUMENT "10_H17" BEARS N 88°39'13" E, A DISTANCE OF 1532.58 FEET; THENCE,

FROM SAID POINT OF BEGINNING S 00°18'02" W, 125.16 FEET TO AN ANGLE POINT; THENCE,

N 89°57'50" E, 134.23 FEET TO AN ANGLE POINT AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF CARLISLE BLVD., N.E., THENCE,

S 00°18'02" W, 71.20 FEET TO AN ANGLE POINT; THENCE,

N 89°32'40" W, 191.65 FEET TO AN ANGLE POINT; THENCE,

S 00°18'29" W, 186.86 FEET TO AN ANGLE POINT; THENCE,

N 89°28'28" W, 163.47 FEET TO A POINT; THENCE,

NORTHWESTERLY, 41.70 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 71.38 FEET, AND A CHORD WHICH BEARS N 16°55'32" W, 41.11 FEET); THENCE,

N 00°18'02" E, 152.76 FEET TO AN ANGLE POINT; THENCE,

N 88°50'53" E, 14.41 FEET TO AN ANGLE POINT; THENCE,

N 00°18'05" E, 188.16 FEET TO AN ANGLE POINT AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MENAUL BLVD., N.E.; THENCE,

N 89°57'50" E, 247.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 2.0686 ACRE (90,106.27 SF) MORE OR LESS.

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.

PROPERTY OWNERS FOR LOT A-1-A

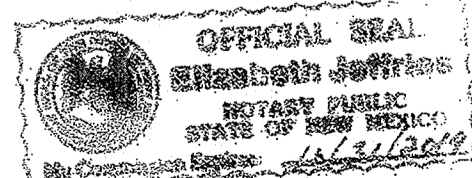
OWNER(S) SIGNATURE: Sharif A. Rabadi DATE: 4-25-2013
 OWNER(S) PRINT NAME: SHARIF A. RABADI

OWNER(S) SIGNATURE: Samia S. Rabadi DATE: 4-25-2013
 OWNER(S) PRINT NAME: SAMIA RABADI

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF APRIL
 20 13, BY SHARIF A. AND SAMIA RABADI HUSBAND AND WIFE

Elizabeth Jeffries MY COMMISSION EXPIRES: 10/31/2019
 NOTARY



**PLAT OF
 LOTS A-1-A AND A-1-B
 JOSEPH REAY TRACT**

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2013

PROJECT NO. 1009683
 APPLICATION NO. 13DRB-70527

UTILITY APPROVALS:

Emmanuel V. Vign... 5-7-13
 PNM ELECTRIC SERVICES DATE
Chris C. Adams 5/7/2013
 NEW MEXICO GAS COMPANY DATE
John... 5/13/13
 WEST CORPORATION D/B/A CENTURYLINK QC DATE
... 5/8/13
 COMCAST CABLE COMMUNICATION, INC. DATE

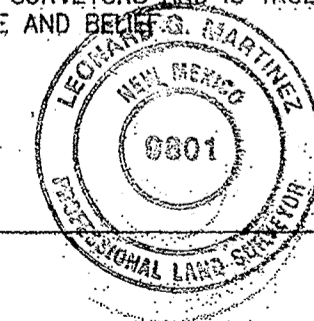
APPROVALS:

Phillip P. Acosta 4-26-13
 CITY SURVEYOR DATE
... 05-08-13
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Allen P. ... 05/08/13
 ABCVUA DATE
Dorinda ... 5/8/13
 PARKS AND RECREATION DEPARTMENT DATE
Carla ... 5-15-13
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
Carla ... 5-15-13
 CITY ENGINEER DATE
... 5-15-13
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL 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 G. Martinez 4/25/13
 LEONARD MARTINEZ P.S. # 9801 DATE



DISCLOSURE STATEMENT:

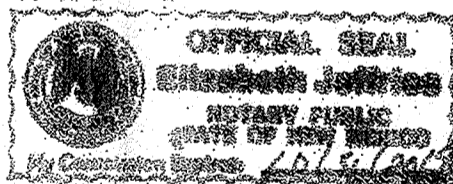
THE PURPOSE OF THIS PLAT IS TO PLAT ONE LOT INTO TWO LOTS, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 10-H-17 AND 9-H-17.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA; ZONING IS C-2.
- NUMBER OF EXISTING TRACTS/LOTS.....1 TRACT
- NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- 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.

PROPERTY OWNER FOR LOT A-1-B
 PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO

BY: Charles S. Gara DATE: 4/25/13
 CHARLES S. GARA, DIRECTOR
 PROPERTY CONTROL DIVISION
 GENERAL SERVICE DEPARTMENT
 STATE OF NEW MEXICO
Priscilla Nielsen
 ACTING DIRECTOR



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF APRIL
 20 13, BY CHARLES S. GARA, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES
DEPARTMENT, STATE OF NEW MEXICO

Elizabeth Jeffries MY COMMISSION EXPIRES: 10/31/2019
 NOTARY

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

PROPERTY OWNER OF RECORD: Rabadi, Sharif A. + Samia
 BERNALILLO CO. TREASURER'S OFFICE: JM
05-17-2013

DOCH 2013055009

05/17/2013 04:19 PM Page: 1 of 2
 CityPLAT R:\$25.00 B: 2013C P: 0054 R: Toulouse Oliveira, Bernalillo Cou

**SBS CONSTRUCTION
 AND ENGINEERING, LLC**

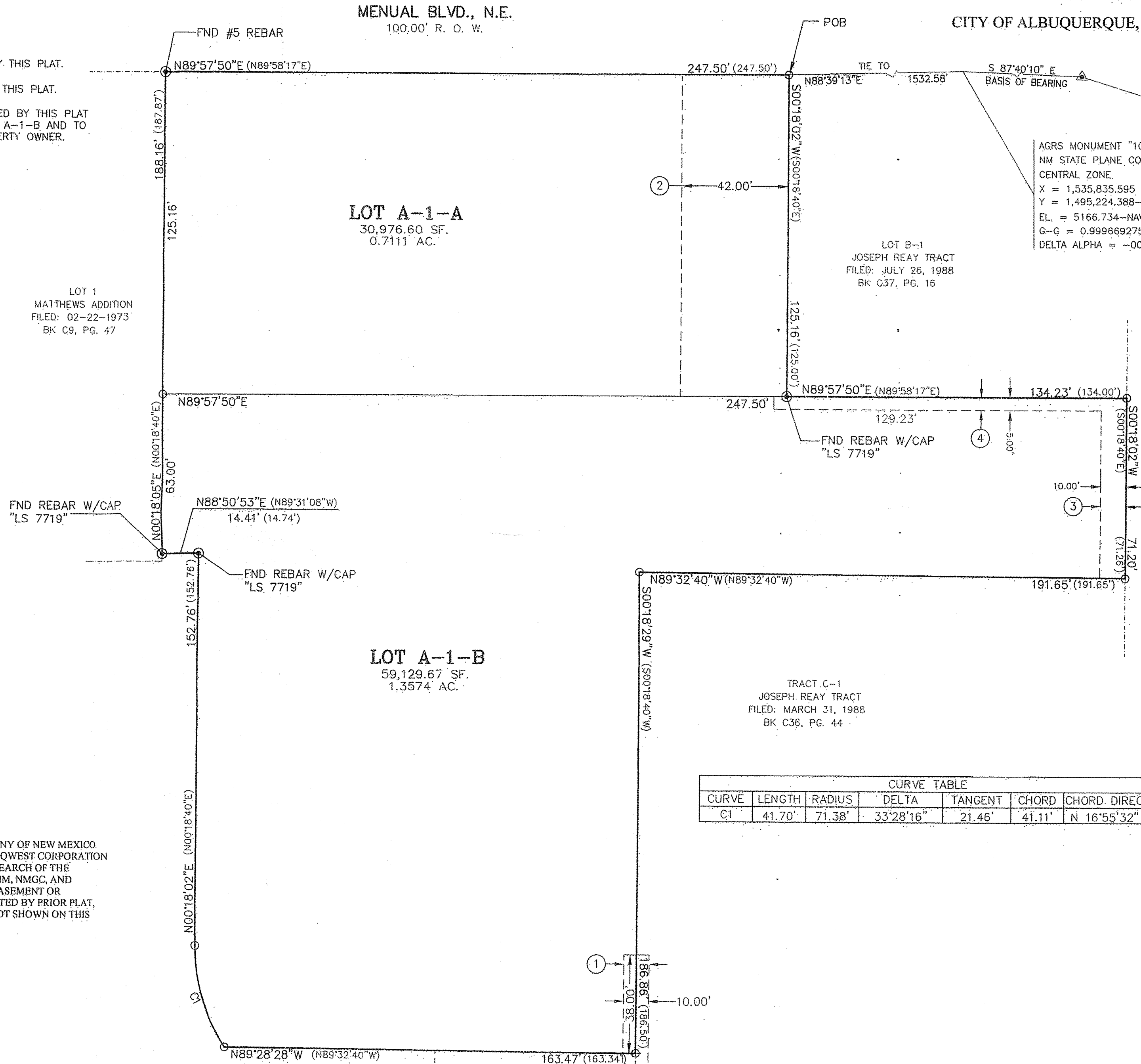
P. O. BOX 10264
 ALBUQUERQUE, NEW MEXICO 87184
 (505)899-5570

PLAT OF LOTS A-1-A AND A-1-B JOSEPH REAY TRACT

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

EASEMENTS:

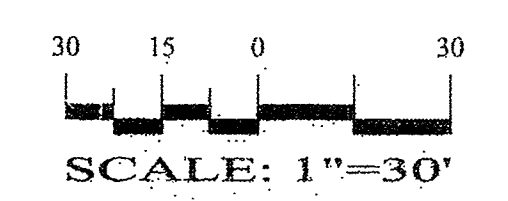
- ① EXISTING 10' PUBLIC SERVICE COMPANY OF NM EASEMENT.
FILED: 09/03/1965, BK. D785, PAGES 314 AND 315,
DOC. #71877 AND 71878
- ② EXISTING 42.00' ACCESS EASEMENT.
FILED: 09/19/1996, DOC. #96104005
- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ④ 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⑤ A BLANKET DRAINAGE EASEMENT IS GRANTED BY THIS PLAT
ON LOT A-1-A FOR THE BENEFIT OF LOT A-1-B AND TO
BE MAINTAINED BY THE LOT A-1-A PROPERTY OWNER.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	41.70'	71.38'	33°28'16"	21.46'	41.11'	N 16°55'32" W



GRAPHIC SCALE



**SBS CONSTRUCTION
AND ENGINEERING, LLC**

P. O. BOX 10264
ALBUQUERQUE, NEW MEXICO 87184
(505)899-5570

DOCH 2013055009
05/17/2013 04:19 PM Page: 2 of 2
PLAT R: 525 00 B: 20130 P: 0054 R. Toulous Olivere, Bernalillo Cou

SHEET 2 OF 2

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION (D/B/A CENTURYLINK) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURYLINK 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.