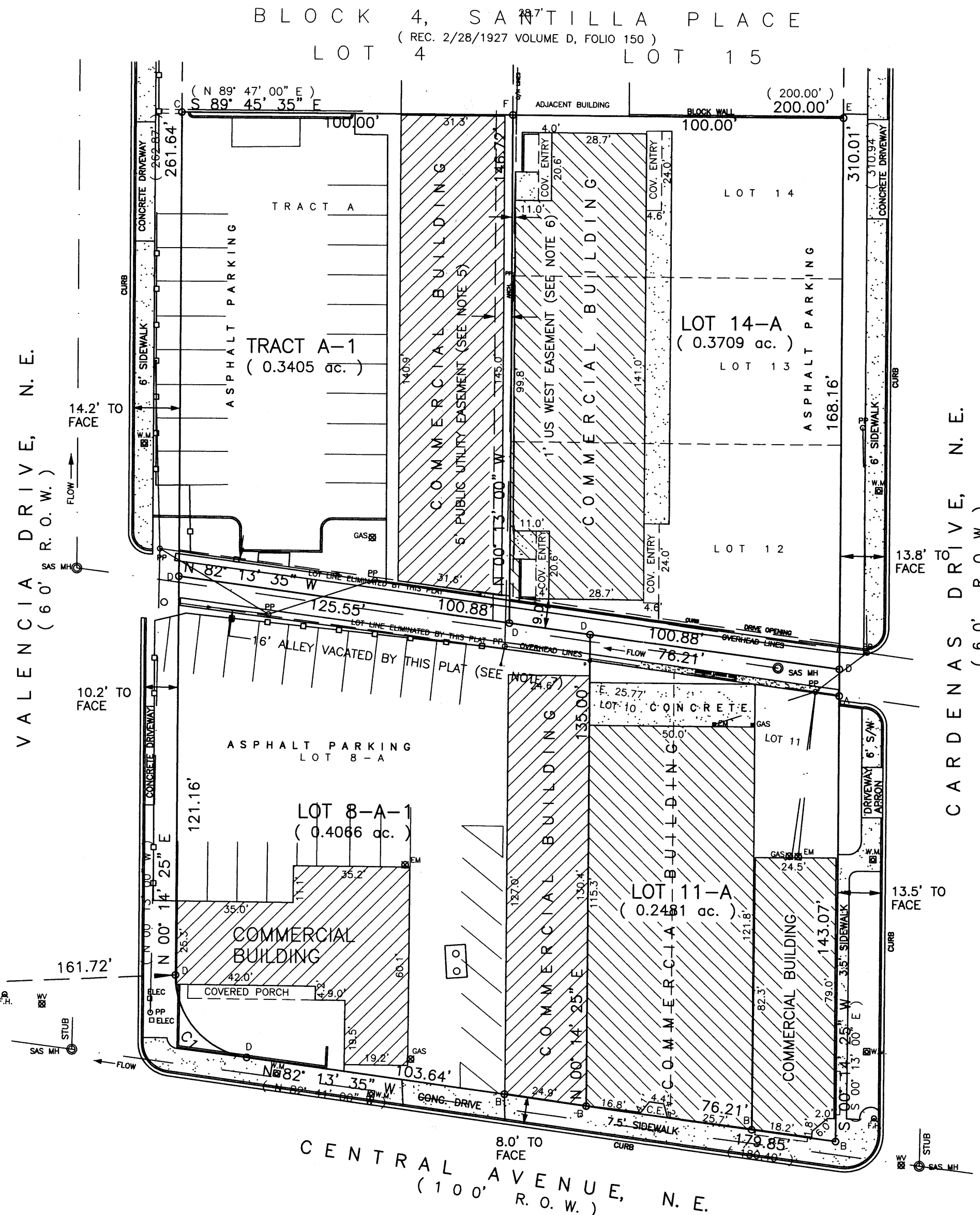


CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	35.98'	82° 28' 00"	N 40°59'35" E, 32.96'

COUNTY CLERK RECORDING LABEL HERE

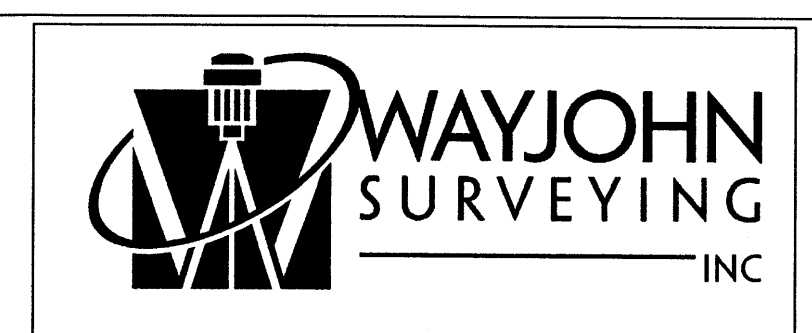
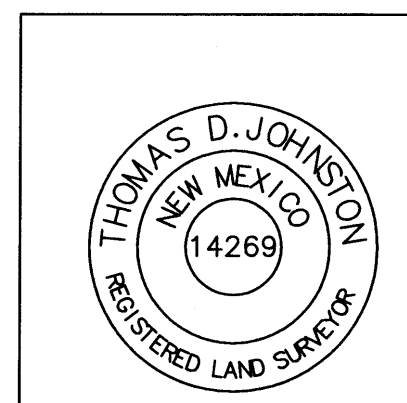
SKETCH PLAT OF
**LOTS 8-A-1, 11-A, 14-A AND
 TRACT A-1, BLOCK 4
 SANTILLA PLACE**

A REPLAT OF LOTS 8-A, E. 25.77' LOT 10, LOTS 11 THRU 14,
 TRACT A, AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2015



ACS MONUMENT "5-K18A"
 x = 1,541,268.242
 y = 1,483,619.713
 Ground-to-grid:
 0.999662582
 Delta Alpha: -00°11'25.60"
 NMSP CENTRAL ZONE
 NAD 83

PROJECT: 1010535
 DATE: 9-23-15
 APP: 15-70325 (SK)



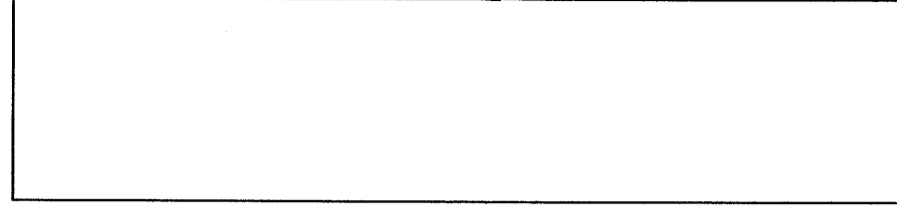
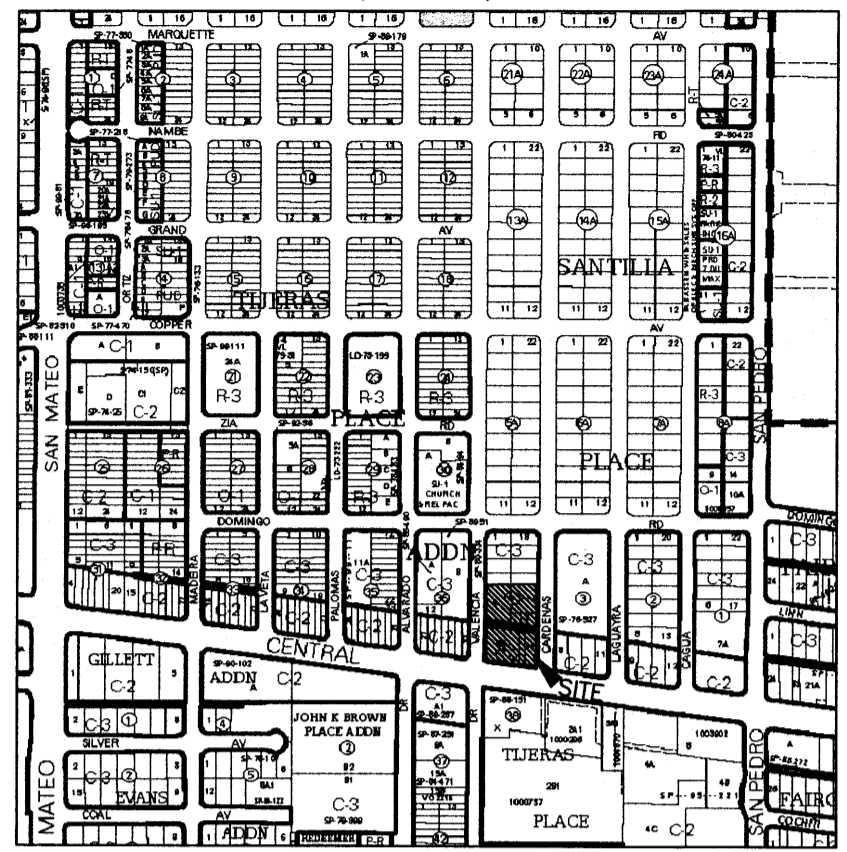
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

- MONUMENT LEGEND:
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - B: FOUND "+" IN CONCRETE
 - C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - D: SET PK NAIL AND DISK "PS 14269"
 - E: FOUND #4 REBAR - NO CAP
 - F: UNABLE TO SET

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC; PUNYA PUSSADEE; EGHBAJI ZHENIA; OTTO JOHN P & KLEPACKI STEPHANIE PR ESTATE LOCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
	CHECKED: T D J		
	DRAWING NO. SP50115.DWG	2 SEP 2015	SHEET 2 OF 2

PROJECT: 1010535
 DATE: 9-23-15
 APP: 15-70325(CSK)

VICINITY MAP (K-18) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Eight-A (8-A) being a replat of Lots 8, 9 and the Westerly Half of Lot 10 in Block numbered Four (4) of the SANTILLA PLACE, an addition in Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 15, 1984 in Volume B20, Folio 141; TOGETHER WITH The Easterly 25.77 feet of Lot numbered Ten (10), Lots numbered Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927 in Volume D, Folio 150; TOGETHER WITH Tract lettered "A" in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 1980 in Volume B18, Folio 47 and being more particularly described as follows:
 BEGINNING at the Southwest corner of the property herein described, being a point on the Easterly right-of-way line of Valencia Drive, NE, from whence the ACS Monument "5_K18A" (x=1,541,268.242; y=1,483,619.713, NMSP Central Zone, NAD 83) bears S 87° 32' 10" W, 161.72 feet distant; THENCE along said Easterly right-of-way line, N 00° 14' 25" E, 261.64 feet to the Northwest corner; THENCE leaving said Easterly right-of-way line, S 89° 45' 35" E, 200.00 feet to the Northeast corner, being a point on the Westerly right-of-way line of Cardenas Drive, NE; THENCE along said Westerly right-of-way line, S 00° 14' 25" W, 310.01 feet to the Southeast corner, being the point of intersection of said Westerly right-of-way line and the Northerly right-of-way line of East Central Avenue; THENCE along said Northerly right-of-way line, N 82° 13' 35" W, 179.85 feet to a point of curvature; THENCE along a curve to the right, having a radius of 25.00 feet, a central angle of 82° 28' 00", a chord bearing N 40° 59' 35" E, 32.96 feet, along an arc length of 35.98 feet to the Point of Beginning and containing 1.3605 acres, more or less.

SKETCH PLAT OF
 LOTS 8-A-1, 11-A, 14-A AND
 TRACT A-1, BLOCK 4
 SANTILLA PLACE

A REPLAT OF LOTS 8-A, E. 25.77' LOT 10, LOTS 11 THRU 14, TRACT A, AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2015

- SUBDIVISION DATA**
- DRB Project No.
 - Zone Atlas Index No. K-18
 - Gross acreage 1.3605 Ac.
 - Existing number of lots 7
Replatted number of lots 4

PURPOSE OF PLAT
 This plat has been prepared for the purpose of creating four lots from seven lots and completion of the vacation action for the vacated 16' alley.

- NOTES**
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
 - Perimeter distances are field measurements made on the ground.
 - Monuments recovered and accepted or reset are noted on inscribed plat.
 - No property within the area of requested plat 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.
 - Existing Five foot (5') Public utility easements recorded in Book D56, Page 255 (as to Tract A-1).
 - Existing 1' US WEST easement recorded 8/20/1991 in Book 91-14, Page 6173. (as to Lot 14-A).
 - 16' Alley vacated by 15DRB-70244, granted as a 16' public utility and surface drainage easement, and a public water and sewerline easement exclusively to ABCWUA by this plat.

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 CenturyLink QC for the installation, maintenance, and service of 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 018 057 181 171 32705, 1 018 057 178 171 32704,
 1 018 057 170 172 32701, 1 018 057 169 189 32714, 1 018 057 178 188 32705
 PROPERTY OWNER OF RECORD:
 CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC; PUNYA PUSSADEE;
 EGBALI ZHENIA; OTTO JOHN P & KLEPACKI STEPHANIE PR ESTATE OF BILLYE L OTTO
 BERNALILLO COUNTY TREASURER'S OFFICE

FREE CONSENT
 The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

 Punya Pussadee, Owner, Lot 8-A-1 Date

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

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 Punya Pussadee, Owner, Lot 8-A-1.

My Commission expires _____

 Notary Public

 430 Real Estate Group, LLC, Owner, Lots 11-A and 14-A Date

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

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 _____, Authorized Representative of 430 Real Estate Group LLC.

My Commission expires _____

 Notary Public

 Zhenia Eghbali, Owner, Tract A-1 Date

ACKNOWLEDGMENT
 STATE OF _____)
) ss
 COUNTY OF _____)

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 Zhenia Eghbali, Owner, Tract A-1.

My Commission expires _____

 Notary Public

PROJECT NUMBER: 1010535	_____
Application Number: _____	_____
City Approvals:	_____
City Surveyor	_____ Date
Traffic Engineering, Transportation Division	_____ Date
ABCWUA	_____ Date
Parks and Recreation Department	_____ Date
AMAFCA	_____ Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date
Utility Company Approvals:	_____
PNM	_____ Date
CenturyLink	_____ Date
Comcast	_____ Date
New Mexico Gas Company	_____ Date

SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

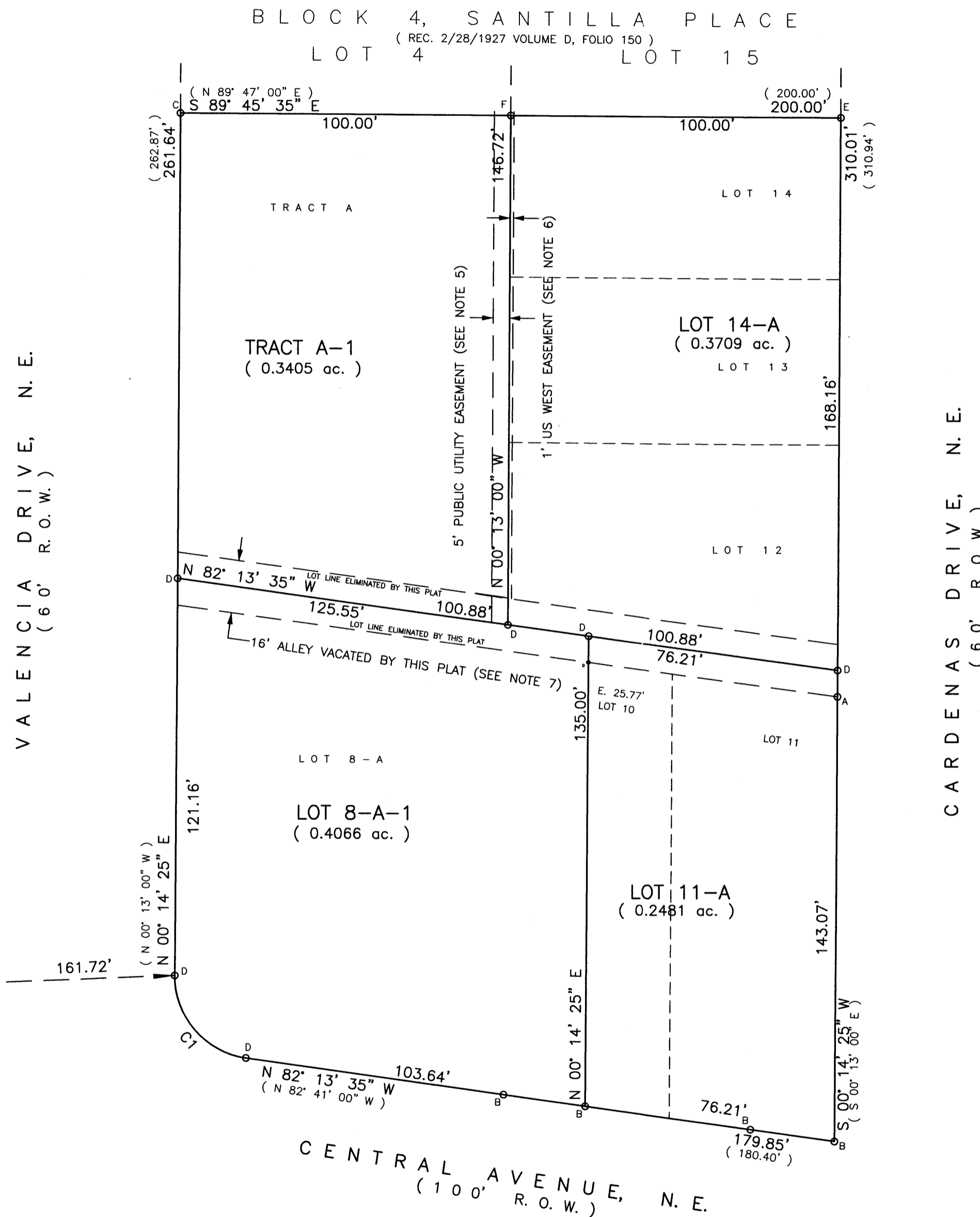
Thomas D. Johnston, N.M.P.S. No. 14269		Date
330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC; PUNYA PUSSADEE; EGBALI ZHENIA; OTTO JOHN P & KLEPACKI STEPHANIE PR ESTATE OF BILLYE L OTTO LOCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE	DRAWN: T R J CHECKED: T D J DRAWING NO. SP50115.DWG	SCALE: 1" = 30' FILE NO. SP-5-01-2015 SHEET 1 OF 2

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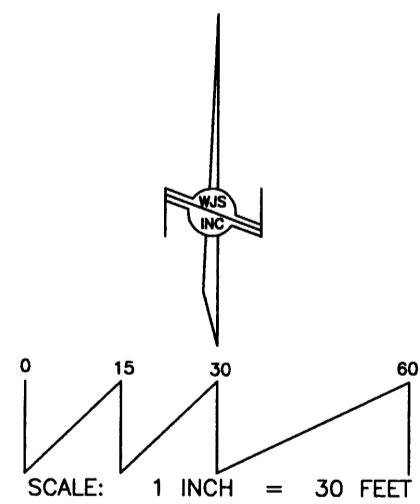
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 SEPTEMBER 2015



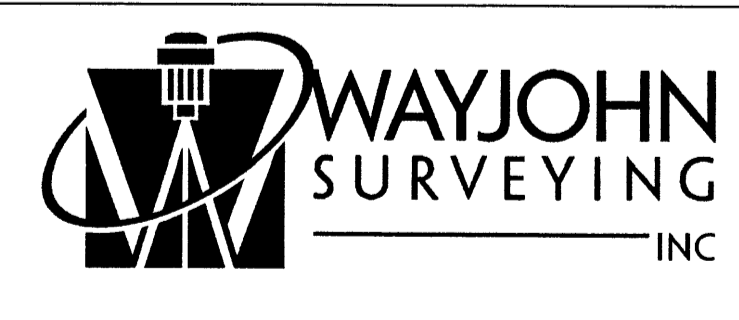
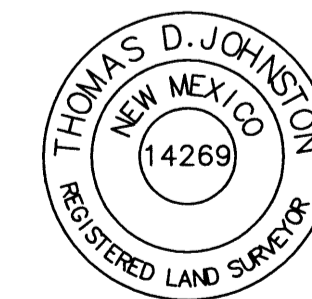
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