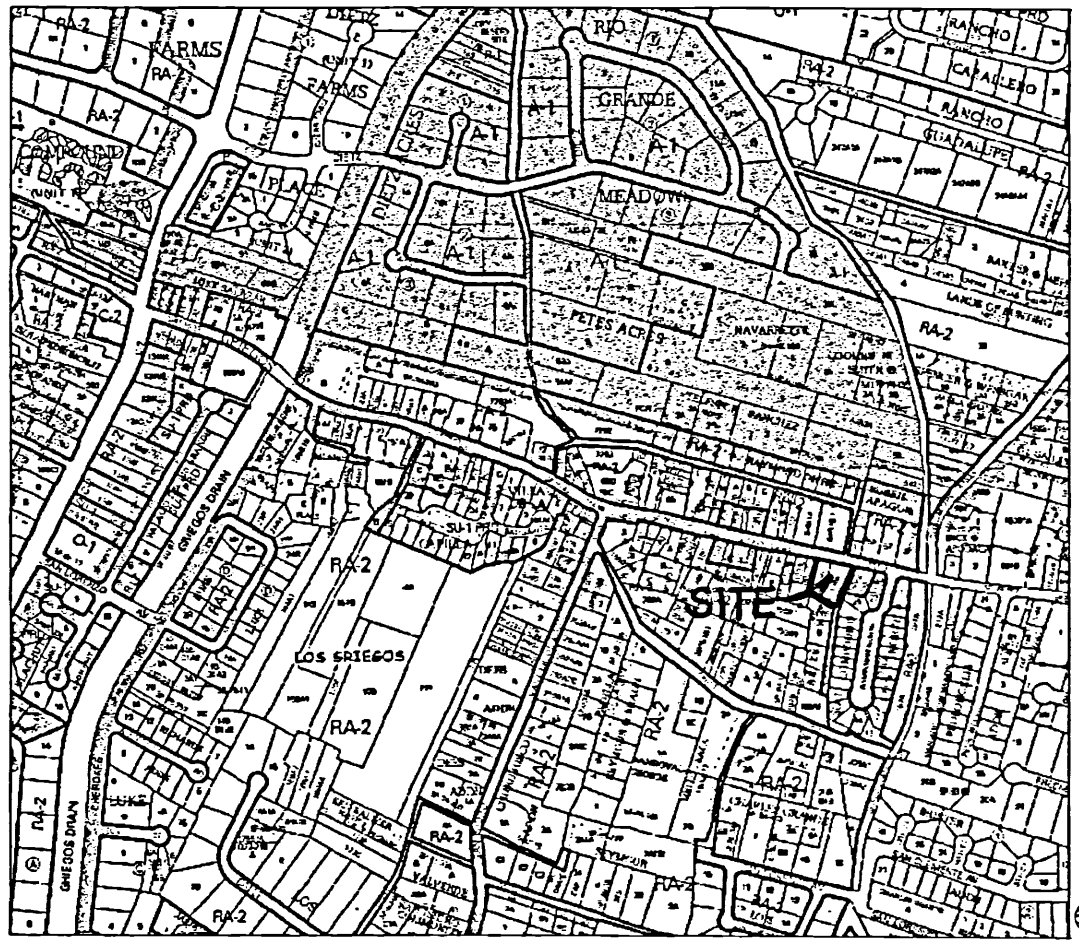




PLAT OF
Lots A & B
LANDS OF ALAN M. & MICHELLE E. VARELA
within the Town of Albuquerque Grant
projected Section 31, T.11N., R.3E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
August 2016



Vicinity Map - Zone Page F-13

LEGAL DESCRIPTION:

A certain tract of land within the Town of Albuquerque Grant, in Projected Section 31, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, and being designated as Tracts 194-A and 194-B on M.R.G.C.D. Property Map No. 31, and said entire tract being more particularly described by metes and bounds survey as follows:

Beginning at the northwest corner of said Tract 194-A, a point on the southerly right of way line of Griegos Road N.W., whence the A.G.R.S. Control Station "Douglas", having NM State Plane coordinates of N=1505417.495, E=1520286.421 (NAD 83) bears N.65°19'47"E., 2663.91 feet distant; Thence, S.76°38'57"E., 124.69 feet to a point on a curve; Thence, 8.54 feet along the arc of a curve to the right with a radius of 10.00 feet, a central angle of 48°56'52" and a chord bearing S.02°00'52"E., 8.29 feet to a point of tangency; Thence, S.19°13'33"W., 48.46 feet to an angle point; Thence, S.25°02'53"W., 58.05 feet to an angle point; Thence, S.24°05'08"W., 52.92 feet to the southeast corner of said Tract 194-B; Thence, N.59°29'41"W., 112.30 feet to the southwest corner of said Tract 194-A; Thence, N.16°23'26"E., 132.09 feet to the point of beginning. Containing 0.4130 acre, more or less.

PURPOSE OF PLAT:

The purpose of this plat is adjust the lot line between two existing tracts to create two new lots.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

Soren M. Reinhard F.S. 8/23/16
CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD _____

Bernalillo County Treasurer _____ Date _____

FREE CONSENT:

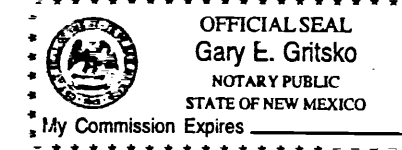
The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

[Signature]
Alan M. Varela

[Signature]
Michelle E. Varela

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss



This instrument was acknowledged before me on August 22, 2016.

BY: Alan M. Varela, Michelle E. Varela

My Commission expires: 7/27/2020

[Signature]
Notary Public

SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico 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 it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.

[Signature]
Gary E. Gritsko, N.M.P.S. No. 8686

August 8, 2016
Date



UTILITY APPROVALS:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT 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 STRUCTURES 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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.

PUBLIC SERVICE CO. OF NEW MEXICO _____ DATE _____

QWEST COMMUNICATIONS, dba CENTURYLINK QC _____ DATE _____

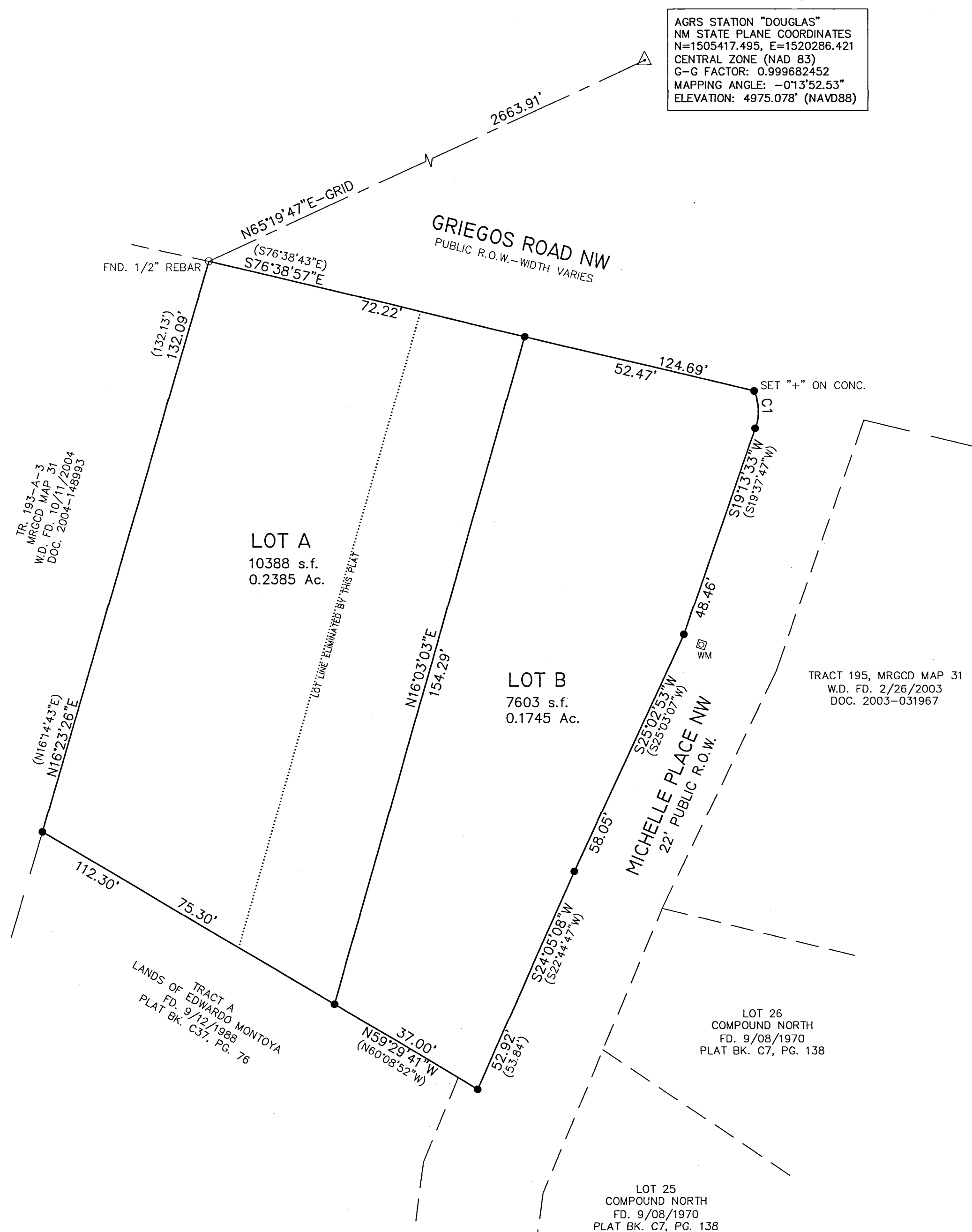
NEW MEXICO GAS COMPANY _____ DATE _____

COMCAST CABLE _____ DATE _____

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 16-030

PLAT OF
 Lots A & B
 LANDS OF ALAN M. & MICHELLE E. VARELA
 within the Town of Albuquerque Grant
 projected Section 31, T.11N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2016

AGRS STATION "DOUGLAS"
 NM STATE PLANE COORDINATES
 N=1505417.495, E=1520286.421
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999682452
 MAPPING ANGLE: -0°13'52.53"
 ELEVATION: 4975.078' (NAVD88)



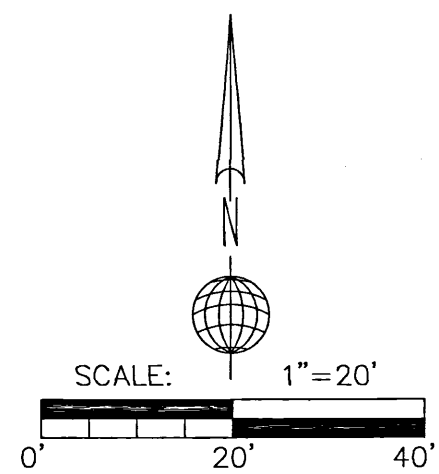
SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "DOUGLAS".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.4130 acre, more or less
- Number of existing lots: 2
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, (SHADED), areas of reduced flood risk due to levee, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0118G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: 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 or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Lands of Eduardo Montoya, filed 9/12/1988, Plat Bk. C37, Pg. 76.
 - Plat of Compound North, filed 9/08/1970, Plat Bk. C7, Pg. 138.
 - Real Estate Contract filed 11/13/2015, Doc. 2015-099064.

| CURVE TABLE | | | | | |
|-------------|--------|--------|---------------|-------|-----------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD | DELTA |
| C1 | 8.54 | 10.00 | S02°00'52"E | 8.29 | 48°56'52" |

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED



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 DRAWN BY: GEG FILE NO: 16-030