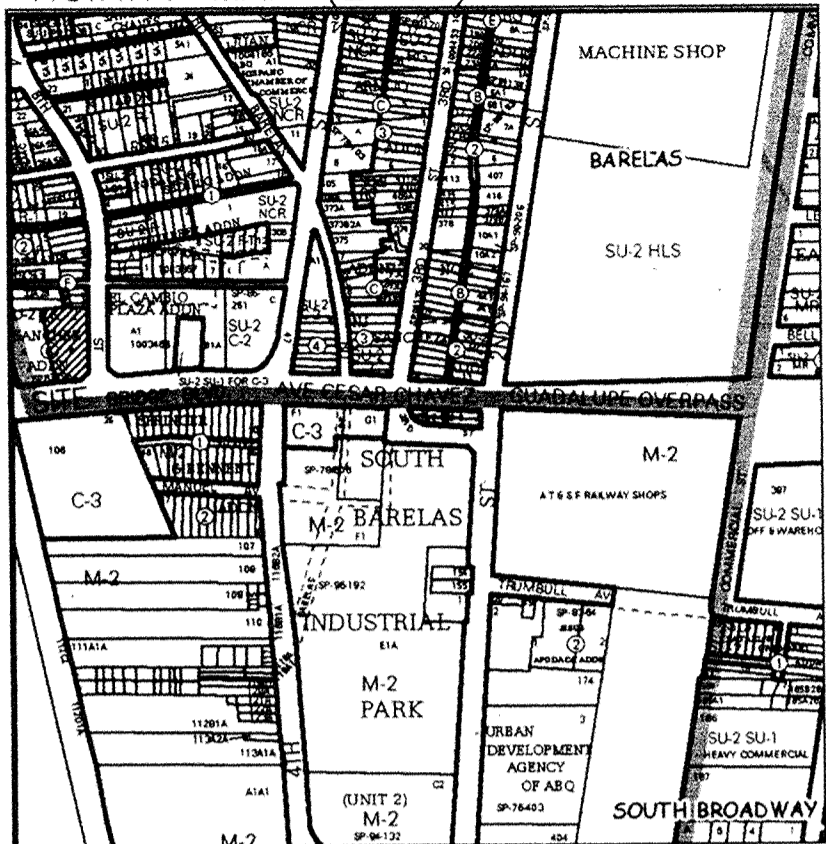


VICINITY MAP (L-14) NO SCALE



APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and fees, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivision for the subdivision, addition, or plat, said District is advised of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts. APPROVED: *[Signature]* DATE: 12/18/17

DOCH 2018025731
 03/26/2018 11:18 AM Page: 1 of 2
 PLAT P. 325-00 B. 2018C P. 0041 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots lettered "A" and "B" in Block numbered Six (6) of the N.J. SANCHEZ Addition, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 21, 1987, in Volume C34, Folio 113;
 TOGETHER WITH:
 Tracts 32-A-1-B, 32-A-2-B and 32-B, of the Middle Rio Grande Conservancy District Property Map No. 41, and being more particularly described as follows:
 BEGINNING at the Southwest corner of the property herein described, being a point on the Northerly right-of-way line of Bridge Boulevard, SW, from whence the ACS Monument "8-L13" (x=1,518,508.493, y=1,481,048.910, NMSP Central Zone, NAD 83) bears S 84° 27' 50" W, 117.73 feet distant; THENCE along the Easterly line of the Albuquerque Riverside Drain, along a curve to the left, having a radius of 8565.15 feet, a central angle of 02° 06' 44", a chord bearing N 16° 06' 47" W, 315.74 feet, along an arc length of 315.76 feet to the Northwest corner, being the intersection of the Easterly line of the Albuquerque Riverside Drain and the Southerly Right-of-way line of Simpler Lane, SW; THENCE along said Southerly right-of-way line, S 88° 42' 28" E, 220.15 feet; THENCE leaving said Southerly right-of-way line, S 10° 53' 13" E, 60.54 feet; THENCE S 89° 20' 48" E, 71.51 feet to the Northeast corner, being a point on the Westerly right-of-way line of Eighth Street, SW; THENCE along said Westerly right-of-way line, S 00° 16' 18" W, 197.00 feet to the Southeast corner, being the intersection of the Westerly right-of-way line of Eighth Street, SW and the Northerly right-of-way line of Bridge Boulevard, SW; THENCE along said Northerly right-of-way line, S 42° 56' 16" W, 32.59 feet; THENCE S 84° 56' 42" W, 114.41 feet; THENCE S 84° 54' 32" W, 80.60 feet to the Point of Beginning and containing 1.6200 acres, more or less.

SUBDIVISION DATA

1. DRB Project No. 1011460
2. Zone Atlas Index No. L-14
3. Gross acreage 1.6200 Ac.
4. Existing number of lots 5
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from five existing lots

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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.
5. Existing 20' Private Easement for Drainage, Utilities, Ingress and Egress, to be maintained by the owners of Lots A-1 and B-1, recorded 8/21/1987 in Plat Book C34, Page 113.

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 such lines, cable, and other related equipment and facilities reasonably necessary to provide 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# 1 014 056 005 432 20901; 1 014 056 016 432 20902;
 1 013 056 520 453 10507; 1 014 056 011 451 20906; 1 014 056 006 448 20907

PROPERTY OWNER OF RECORD:
 MERRITT BOBBY J & BETTY L; B & B MERRITT REAL ESTATE LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 3/26/18

FREE CONSENT

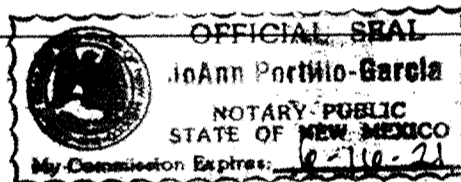
The platting of the property as described above, granting of easements, and dedication of right-of-way in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Bobby J Merritt November 14, 2017
 Bobby J. Merritt Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO

DONA ANA) ss
 COUNTY OF BERNALILLO)
 On this 14th day of NOVEMBER, 2017, the foregoing instrument was acknowledged by:
 Bobby J. Merritt.
 My Commission expires 10-16-1921 2021 2021

JoAnn Portillo Garcia
 Notary Public

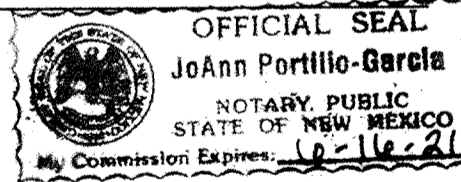


Betty L Merritt November 14, 2017
 Betty L. Merritt Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO

DONA ANA) ss
 COUNTY OF BERNALILLO)
 On this 14th day of NOVEMBER, 2017, the foregoing instrument was acknowledged by:
 Betty L. Merritt.
 My Commission expires 10-16-1921 2021 2021

JoAnn Portillo Garcia
 Notary Public

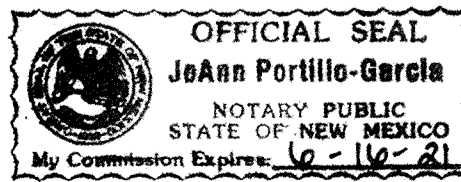


Bobby J Merritt November 14, 2017
 Authorized Representative of B & B Merritt Real Estate LLC Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO

DONA ANA) ss
 COUNTY OF BERNALILLO)
 On this 14th day of NOVEMBER, 2017, the foregoing instrument was acknowledged by:
 BOBBY J. MERRITT, authorized representative of B & B Merritt Real Estate LLC, a New Mexico Limited Liability Company.
 My Commission expires 10-16-21

JoAnn Portillo Garcia
 Notary Public



PLAT OF
 LOTS A-1 AND B-1, BLOCK 6
 N.J. SANCHEZ ADDITION

A REPLAT OF LOTS A & B, BLOCK 6, N.J. SANCHEZ ADDITION
 AND TRACTS 32-A-1-B, 32-A-2-B & 32-B, M.R.G.C.D. MAP 41
 WITHIN PROJECTED SECTION 29, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2017

PROJECT NUMBER: 1011460

Application Number: 17DRB-70337

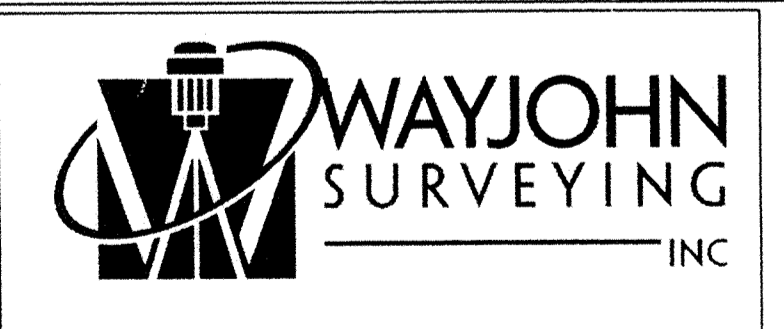
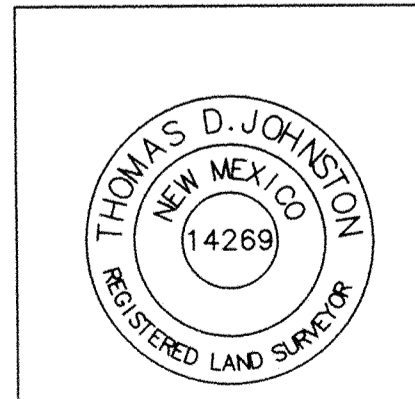
City Approvals:

- Jason A. Risonheaver P.S.* 11/30/17
 City Surveyor Date
- Lynne M. Murrill* 12/20/17
 Traffic Engineering, Transportation Division Date
- Jon Entsgaard* 12/20/17
 ABC/WUA Date
- Jo Ann Merritt* 12/20/17
 Parks and Recreation Department Date
- JoAnn Merritt* 1/4/18
 AMAFCA Date
- JoAnn Merritt* 12/20/17
 City Engineer Date
- JoAnn Merritt* 1-10-2018
 DRB Chairperson, Planning Department Date
- JoAnn Merritt* 12/18/2017
 M.R.G.C.D. Date
- JoAnn Merritt* 12-21-17
 PNM Date
- JoAnn Merritt* 12/21/2017
 CenturyLink Date
- JoAnn Merritt* 1/3/18
 Comcast Date
- JoAnn Merritt* 12/21/17
 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 July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 11-09-17
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



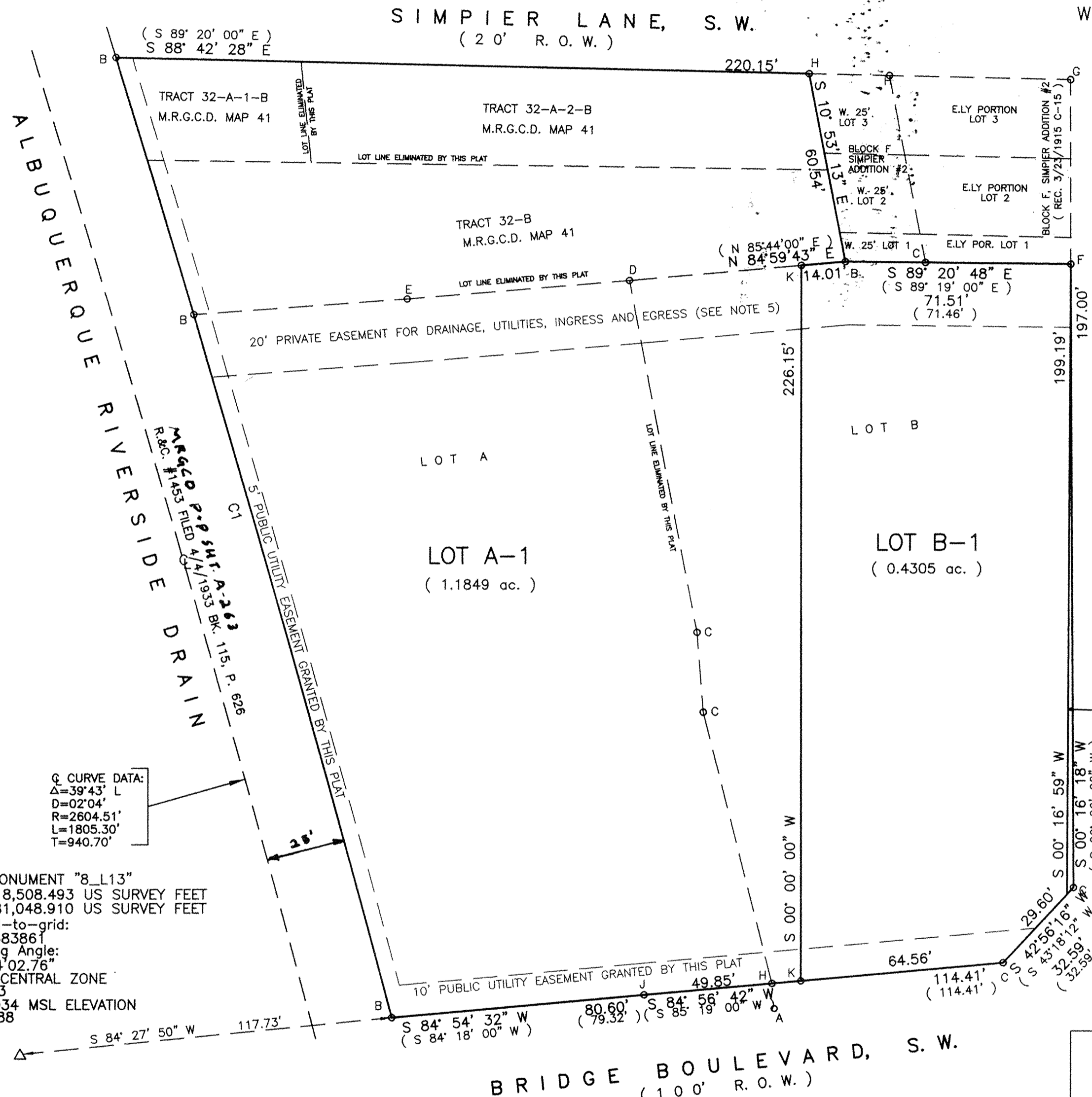
INDEXING INFORMATION FOR COUNTY CLERK OWNER: MERRITT BOBBY J & BETTY L; B & B MERRITT REAL ESTATE LLC	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-9-03-2017
LOCATION: SECTION 29, T10N, R3E N.J. SANCHEZ ADDITION; M.R.G.C.D MAP 41	CHECKED: T D J	DRAWING NO. SP90317.DWG	SHEET 1 OF 2

DOCH 2018025731
 03/26/2018 11:18 AM Page: 2 of 2
 PLAT R: \$25.00 B: 2018C P: 0041 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS A-1 AND B-1, BLOCK 6
N.J. SANCHEZ ADDITION

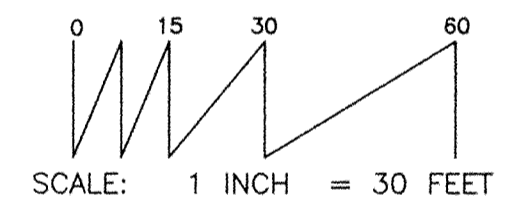
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 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2017



Q CURVE DATA:
 $\Delta = 39^\circ 43'$ L
 $D = 02' 04''$
 $R = 2604.51'$
 $L = 1805.30'$
 $T = 940.70'$

ACS MONUMENT "8_L13"
 $x = 1,518,508.493$ US SURVEY FEET
 $y = 1,481,048.910$ US SURVEY FEET
 Ground-to-grid:
 0.999683861
 Mapping Angle:
 $-00^\circ 14' 02.76''$
 NAD 83
 4956.034 MSL ELEVATION
 NAVD 88

ADDITIONAL RIGHT-OF-WAY
 DEDICATED BY THIS PLAT IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS: 201.44 sf



- o FOUND/SET MONUMENT LEGEND:
- A: FOUND CURB REFERENCE MARK
 - B: FOUND #4 REBAR - NO CAP
 - C: FOUND "+" IN CONCRETE
 - D: FOUND #4 REBAR AND CAP "LS 6446"
 - E: FOUND #4 REBAR AND CAP "LS 11463"
 - F: FOUND #4 REBAR AND CAP "LS 11808"
 - G: FOUND PK NAIL AND DISK "LS 11808"
 - H: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - J: FOUND PK NAIL AND DISK "PS 14269"
 - K: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

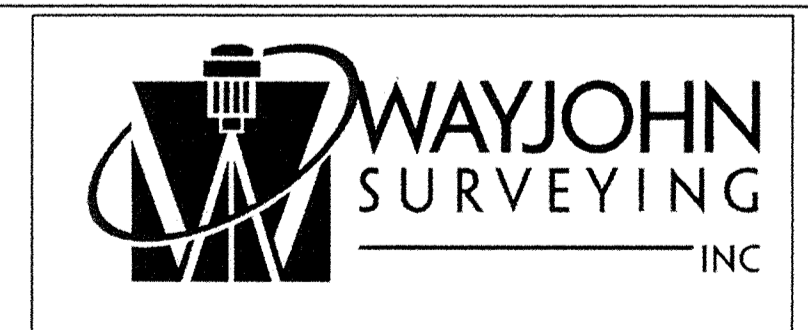
APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

M.R.G.C.D. APPROVAL
[Signature]

12/18/2017
 Date

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	8565.15'	315.76'	02° 06' 44"	N 16°06'47" W, 315.74'
(C1)	2728.37'	--	--	--

THOMAS D. JOHNSTON
 NEW MEXICO
 14269
 REGISTERED LAND SURVEYOR
 12-18-17



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

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: MERRITT BOBBY J & BETTY L.
 B & B MERRITT REAL ESTATE LLC

DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-9-03-2017
CHECKED: T D J		
DRAWING NO. SP90317.DWG	DATE: 26 SEP 2017	SHEET 2 OF 2