NOTES:

- A boundary survey was performed in April, 1995. Property corners were set as indicated.
- Property located within Section 20, Township 10 North, Range 4 East, N.M.P.M.
- All distances are ground distances.
- Bearings shown hereon are based upon the plat of Buena Ventura filed on September 11, 1941, Book C1, Page 8. To achieve New Mexico State Plane Grid Bearings, Central Zone, rotate plat bearings 0'29'44" clockwise.
- 5 Easements shown hereon are based upon the title information provided by the Owner, a title policy or commitment for title insurance was not available for the preparation of this survey.
- 9 No street mileage was created by this plat.
- pupose of this plat is to:
- Eliminate the interior lot line to create a single tract of land.
- Dedicate in fee simple the public street right—of—way at the southwest corner as shown.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot A-1 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- The property platted hereon was originally conveyed by Quitclaim Deed filed July 3, 1947, Book D-51, Page 463.



JEFF MORTENSEN & ASSOCIATES, INC.

□ 6010-B MIDWAY PARK BLVD. N.E.

□ ALBUQUERQUE □ NEW MEXICO 87109

□ ENGINEERS □ SURVEYORS (505) 345-4250

JOB #950291

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PSG 17D PUNS

PSG 17D PUNS

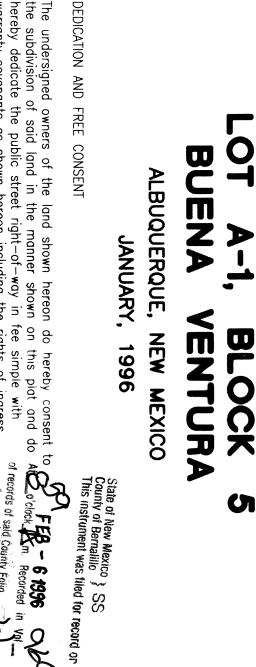
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Charles

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising the west one—half of Lots A and B, Block 5, Buena Ventura, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 11, 1941, Book C1, Page 8, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest corner of said Lot A, also being the point of intersection of the north right—of—way line of East Central Avenue with the east right—of—way line of Parsifal Street N.E.; thence N 00°47′30″ W a distance of 295.54 feet along the east right—of—way line of Parsifal Street N.E. to the northwest corner of the parcel herein described, being the northwest corner of said Lot B; thence N 89°12′30″ E a distance of 143.80 feet along the north property line of said Lot B to the northeast corner of the parcel herein described; thence S 00°47′30″ E a distance of 315.63 feet to the southeast corner of the parcel herein described, being a point on the south property line of said Lot A, and also being a point on the north right—of—way line of East Central Avenue; thence N 82°50′18″ W a distance of 145.20 feet along the north right—of—way line of East Central Avenue to the point of beginning and containing 1.0088 acres more or less.



PLAT OF

96013696

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do Alega clack manner shown hereby dedicate the public street right—of—way in fee simple with an of records of said County Folio and egress and the right to trim interfering trees.

Sec

James W. Shepherd, President, Shegroph Inc., General Partner for PSG Limited Partnership The Dutand course of Clerk & or

COUNTY OF BERNALILLO STATE OF NEW MEXICO ACKNOWLEDGEMENT SS 11th , **3** 5-6-97

This instrument was acknowledged before me on this 11 day of an arms, 1996, by James W. Shepherd, President, Shegroph Inc., General Partner for PSG Limited Partnership.

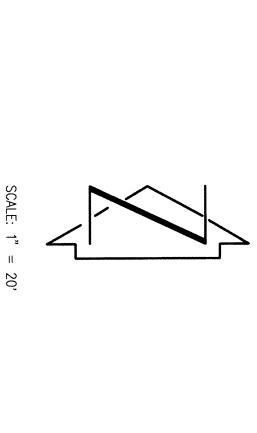
Olarla flell TRANSP(CITY SURVEYOR, CITY OF ALBUQUERQUE, ERTY, CITY OF ALBUQUERQUE, NEW MEXICO (C /h/L GENERAL SERVICES, CITY OF ALBUQUERQUE, NEW MEXICO enture DEVELOPMENT ALBUQUERQUE, DRB CASE NO. JERQUE, NEW MEXICO CITY OF NOUERQUE, NEW MEXICO SP-NEW MEXICO ALBUQUERQUE, NEW MEXICO 6-36 96-42 -23-86 1-24-96 7.2 3.9 C -23-26 1.23.96 011296 19. DATE DATE DATE DATE

SURVEYORS CERTIFICATION

DATE

l, Charles G. Cala, Jr., a registered 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, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirement for Monumentation and surveys of the Albuquerque Subdivision Ordinance; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.





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of records of said County Folio____

FEB - 6 1995 QC

State of New Mexico } SS
County of Bernalillo } SS
This instrument was filed for record or

The Juloodwell Clerk & P.

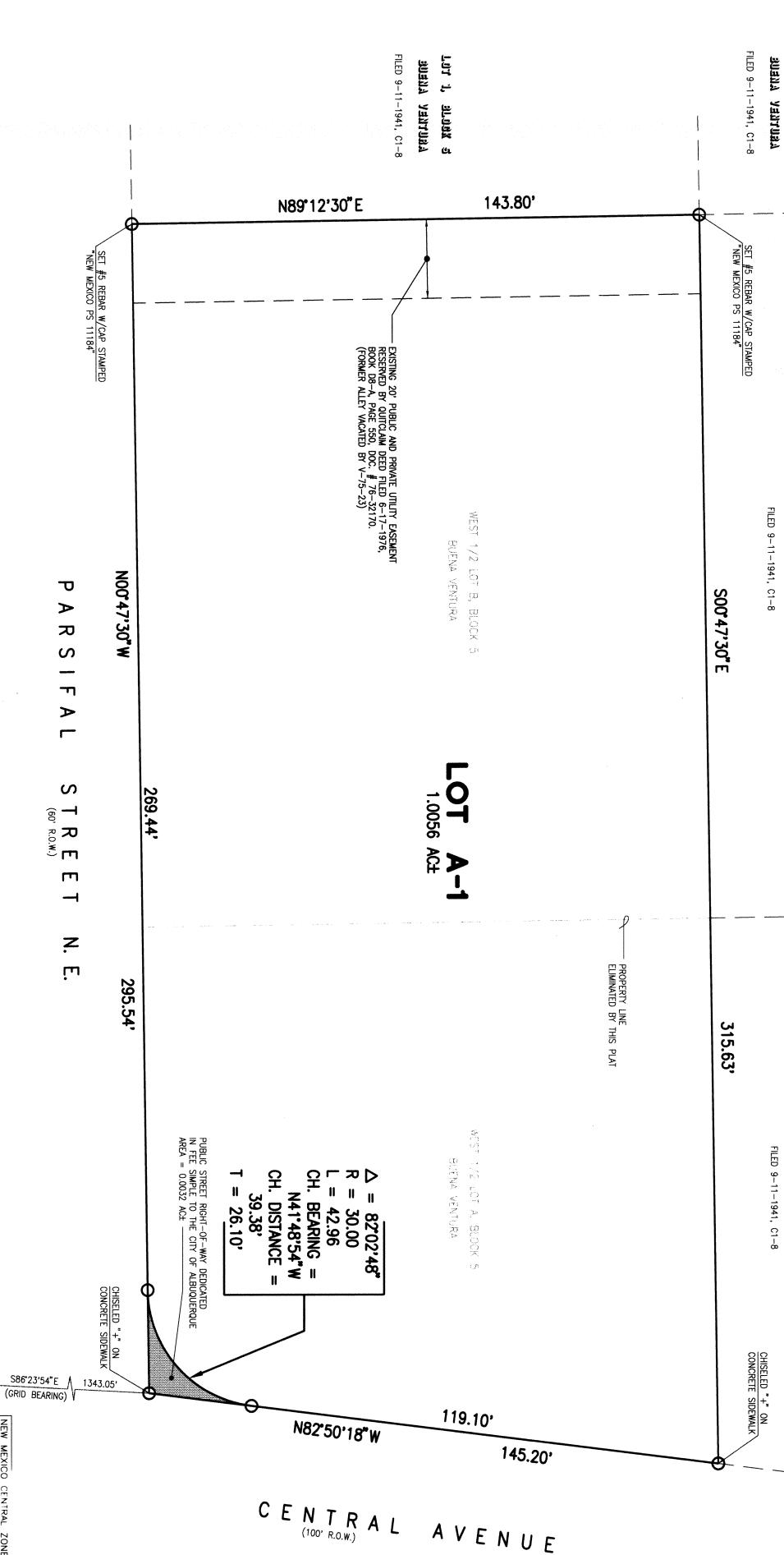
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PLAT OF VENTURA BL U

ALBUQUERQUE, NEW MEXICO

JANUARY, 1996





JEFF MORTENSEN & ASSOCIATES, INC.

6010-B MIDWAY PARK BLVD, N.E.

ALBUQUERQUE | NEW MEXICO 87109

ENGINEERS | SURVEYORS (505) 345-4250

JOB #950291

NEW MEXICO CENTRAL ZONE-NAD 1 A.C.S. STA. "11 ×20" X=413,005.31 Y=1,481,850 30 COMBINED FACTOR=0.99964908 DELTA ALPHA= 00'10'01"

966-610)