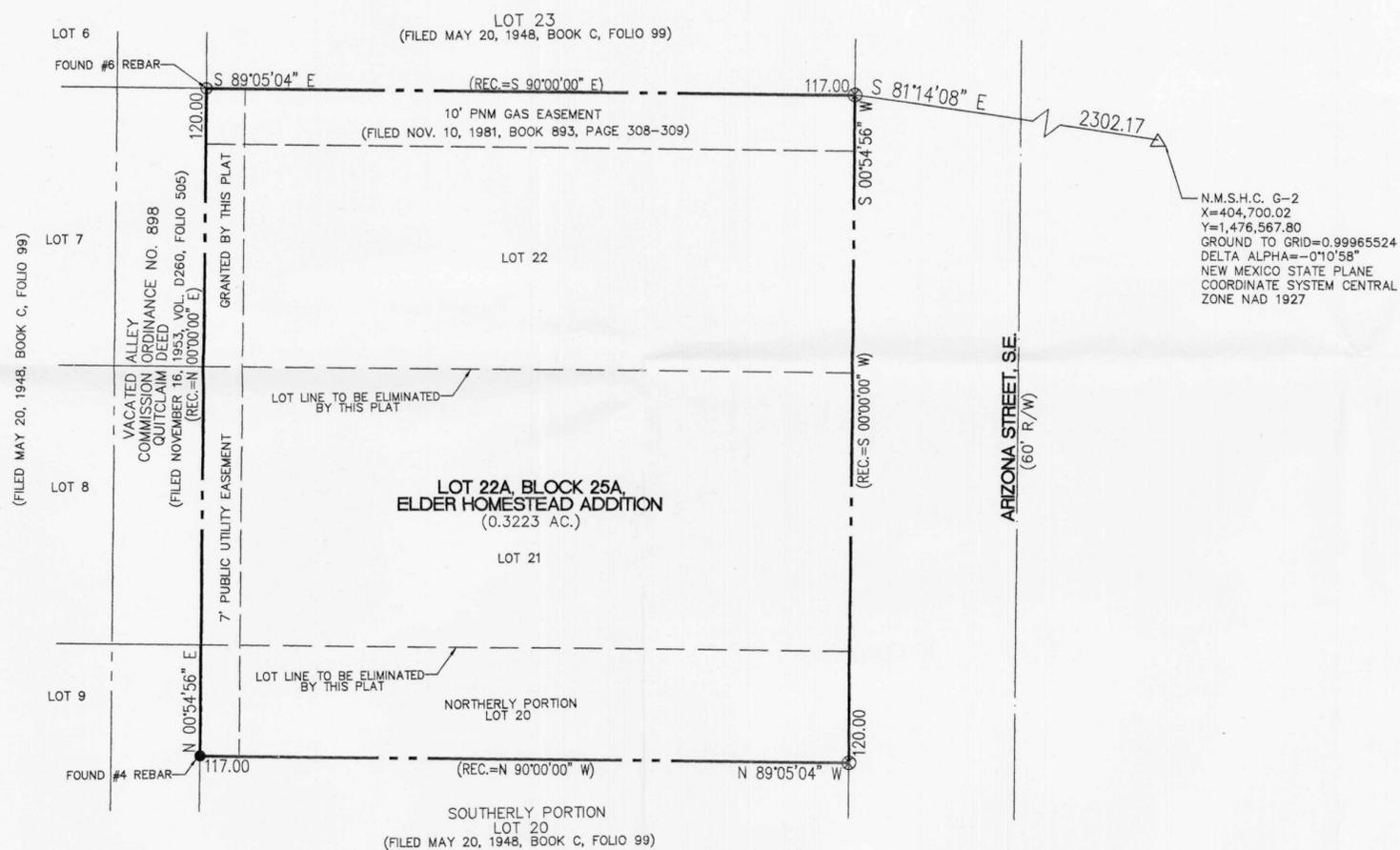
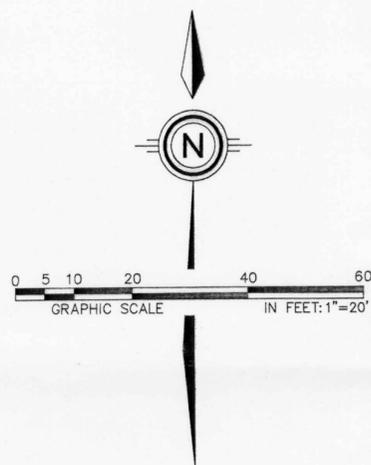


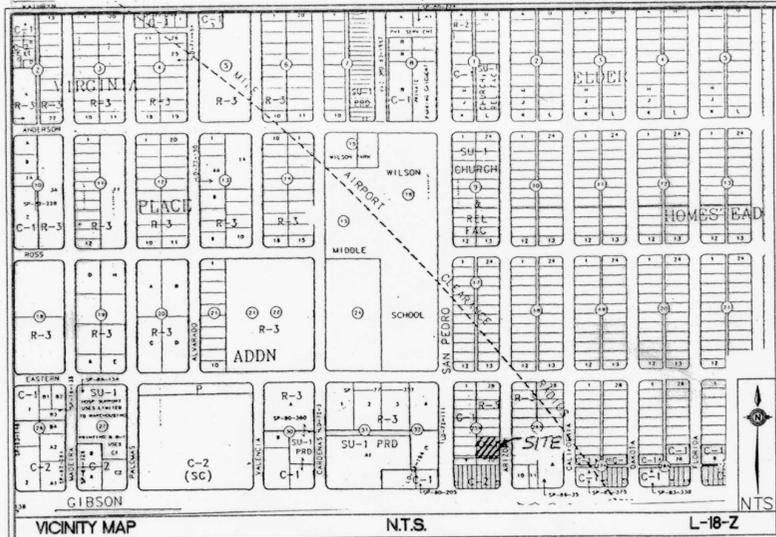
PLAT OF
 OF
 LOT 22-A, BLOCK 25A,
ELDER HOMESTEAD ADDITION
 WITHIN
 SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2002



- LEGEND:
- FOUND #4 REBAR
 - FOUND #6 REBAR
 - ⊗ SET #4 REBAR W/CAP "SLS 12649"

| | |
|--|-----------------|
| REVISED: | |
| SANDIA LAND SURVEYING | |
| 6705 GISELE, N.E. ALBUQUERQUE, N.M. 87109 (505) 828-0858 | |
| JOB NO.: 996-01A | DATE: 1-10-2002 |
| SCALE: 1"=20' | DRAWN: A.S.M. |

PROJ 1001640



PLAT OF
 OF
 LOT 22-A, BLOCK 25A,
 ELDER HOMESTEAD ADDITION
 WITHIN
 SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2002

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 21, 22, AND THE NORTHERLY 20 FEET OF LOT 20, BLOCK 25A, ELDER HOMESTEAD ADDITION, INTO LOT 22-A, BLOCK 25A, ELDER HOMESTEAD ADDITION AND TO GRANT A 7' PUBLIC UTILITY EASEMENT AT THE REAR OF THE PROPERTY.

NOTES:

- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
- THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENTS "G-2" AND "2-L19". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 27).
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER ELDER HOMESTEAD ADDITION PLAT FILED MAY 20, 1948, IN PLAT BOOK C, FOLIO 99.
- DISTANCES ARE GROUND DISTANCES
- GROSS ACREAGE: 0.3223
- NUMBER OF EXISTING LOTS: 3
- NUMBER OF LOTS CREATED: 1
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES 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, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- TALOS LOG NUMBER: 2002032202
- THE NORTHERLY TWENTY FEET (20') OF LOT 20 IN BLOCK 25A, OF THE ELDER HOMESTEAD ADDITION WAS CREATED BY WARRANTY DEED FILED ON APRIL 10, 1962 IN BOOK D638, PAGE 56.

LEGAL DESCRIPTION:

LOTS NUMBERED TWENTY-ONE (21), TWENTY-TWO (22), AND THE NORTHERLY TWENTY FEET (20') OF LOT TWENTY (20) IN BLOCK NUMBERED TWENTY-FIVE-A (25-A), ELDER HOMESTEAD ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 20, 1948, IN PLAT BOOK C, FOLIO 99, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF SAID LOT 22, BLOCK 25-A, ELDER HOMESTEAD ADDITION AND THE WESTERLY RIGHT-OF-WAY LINE OF ARIZONA STREET, S.E., WHENCE THE N.M.S.H.C. CONTROL MONUMENT "G-2" HAVING NEW MEXICO STATE PLANE, CENTRAL ZONE, (NAD 27) COORDINATES OF Y=1,476,567.80 AND X=404,700.02 BEARS S81°14'08"E, 2302.17 FEET; THENCE S00°54'56"W, 120.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ARIZONA STREET, S.E. TO THE SOUTHWEST CORNER OF SAID LOT; THENCE, N89°05'04"W, 117.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N00°54'56"E, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE, S89°05'04"E, 117.00 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 0.3223 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S PROPERTY OWNERS(S) OF RECORD: RICHARD M. AND VELMA M. NASSIF

BERNALILLO COUNTY TREASURER _____ DATE _____

FREE CONSENT:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) OF SAID REAL ESTATE DO HEREBY GRANT ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT ON INGRESS AND EGRESS.

BY: Richard M. Nassif 02/20/02
 RICHARD M. NASSIF DATE

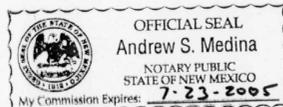
BY: Velma M. Nassif 2/20/02
 VELMA M. NASSIF DATE

STATE OF NEW MEXICO
 COUNTY OF _____

ON THIS 20 DAY OF FEBRUARY
 2002, THE FOREGOING INSTRUMENT WAS
 ACKNOWLEDGED BEFORE ME

BY: ASML
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-23-2005



APPROVALS:

CASE NUMBER: _____

DRB CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE PLANNING DIVISION _____ DATE _____

PARKS AND GENERAL SERVICES DEPARTMENT _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

W.B. Hat 2-21-02
 CITY SURVEYOR, ENGINEERING DIVISION DATE

Dawn R. Muller 2-25-02
 QWEST COMMUNICATIONS DATE

Ubaldo Phelp 2-25-02
 PNM GAS SERVICES DATE

Ubaldo Phelp 2-25-02
 PNM ELECTRIC SERVICES DATE

Rita Eichen 2-22-02
 COMCAST CABLE DATE

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ASML 01-23-02
 ANDREW S. MEDINA N.M.P.S. #12649 DATE



REVISED:

SANDIA LAND SURVEYING

6705 GISELE, N.E. ALBUQUERQUE, N.M. 87109 (505) 828-0858
 JOB NO: 996-01A DATE: 1-10-2002
 SCALE: 1"=20' DRAWN: A.S.M.