

Location Map

Zone Atlas Map No. K-14-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6605 ACRES±
ZONE ATLAS INDEX NO: K-14-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: DECEMBER 30, 2015-JANUARY 06, 2015

Purpose of Plat

THE PURPOSE OF THIS REPLAT IS TO VACATE AN ALLEY, CONSOLIDATE TWELVE EXISTING LOTS AND THE VACATED ALLEY INTO FOUR NEW LOTS AND GRANT A PUBLIC UTILITY EASEMENT ACROSS VACATED ALLEY.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 03 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

DOCH 2016117355

12/16/2016 11:18 AM Page: 1 of 3
PLAT R:\$25.00 B: 2016C P: 0155 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN COMPRISING OF LOTS SEVEN (7) THRU TWENTY-FIVE (25), BLOCK "A" ATLANTIC AND PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1888, IN MAP BOOK C, FOLIO 154. NOW COMPRISING OF LOTS A-1, C, D, AND E. BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID COORDINATE SYSTEM BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND CHISELED "X", LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COAL AVENUE S.W. AND THE EAST RIGHT OF WAY LINE OF SECOND STREET, S.W., FROM WHENCE A TIE TO A.R.G.S. MONUMENT 18_K14 BEARS N 31°07'52" E, A DISTANCE OF 1549.56 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 80°55'06" E, A DISTANCE OF 220.61 FEET THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 09°07'33" W, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM TAG (ILLEGIBLE);

THENCE S 81°02'04" E, A DISTANCE OF 79.63 FEET TO AN ANGLE POINT, LYING ON THE WEST RIGHT OF WAY LINE OF FIRST STREET S.W., MARKED BY A FOUND NO. 4 REBAR WITH RED PLASTIC CAP "PS 6446";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 09°09'26" W, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF IRON AVENUE S.W., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 81°01'24" W, A DISTANCE OF 200 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH RED PLASTIC CAP (ILLEGIBLE);

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 09°08'20" E, A DISTANCE OF 58.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°51'53" W, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT, LYING ON THE EAST RIGHT OF WAY LINE OF SECOND STREET S.W., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 09°08'07" E, A DISTANCE OF 84.03 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH RED PLASTIC CAP "PLS 7476";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 09°10'20" E, A DISTANCE OF 16.10 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 09°02'50" E, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6605 ACRES (72,333 SQUARE FEET) MORE OR LESS.

Solar Note:

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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

INDEXING INFORMATION FOR COUNTY CLERK

OWNER JOHN YOST-UPC NO. 101405722624633702
OWNER RAHIM AND NIZAR KASSAM-UPC NO. 101405723824633705/101405723723933703
OWNER RUSSEL GARNER, RODNEY AND RICHARD GUARNERI-UPC NO.101405723125833709
OWNER GILBERT AUSTIN UPC NO. 101405722025033711

SECTION 20, TOWNSHIP 10N, RANGE 03 E,
SUBDIVISION ATLANTIC AND PACIFIC ADDITION

Replat of

Lots A-1, C, D and E, Block A

Atlantic and Pacific Addition

City of Albuquerque, Bernalillo County, New Mexico

February 2016

Project No. 1010289

Application No. 16DRB-70060

Utility Approvals

| | |
|----------------------------------------|---------|
| PNM | 2-23-16 |
| Chris Salgado | DATE |
| NEW MEXICO GAS COMPANY | 5-17-16 |
| DATE | |
| QWEST CORPORATION D/B/A CENTURYLINK QC | 5/17/16 |
| DATE | |
| COMCAST | 5/3/16 |
| DATE | |

City Approvals

| | |
|------------------------------------------------|----------|
| Steven P. Rinkham P.S. | 2/11/14 |
| CITY SURVEYOR | DATE |
| John M. Howard | 6-20-16 |
| REAL PROPERTY DIVISION | DATE |
| N/A | 6-24-16 |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| Rafael Medina | 5/13/16 |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| Tom Gross | 06/20/16 |
| A.B.C.W.U.A. | DATE |
| Bandora | 5/18/16 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| Lynn M. Morgan | 5-17-16 |
| AMAFCA | DATE |
| John | 5-18-16 |
| CITY ENGINEER | DATE |
| John | 6-24-16 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 500.000.1157
PROPERTY OWNER OF RECORD:
KASSAM RAHIM YORK JOHN
BERNALILLO COUNTY TREASURER'S OFFICE:
1-2-16 12-16-16

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO 2/11/16
M.P.S. No. 11993



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP
DOCH 2016117355
12/16/2016 11:18 AM Page: 2 of 3
PLAT R: \$25.00 B: 2016C P: 0155 Linda Stover, Bernalillo County

Replat of
Lots A-1, C, D and E, Block A

Atlantic and Pacific Addition

City of Albuquerque, Bernalillo County, New Mexico
February 2016

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

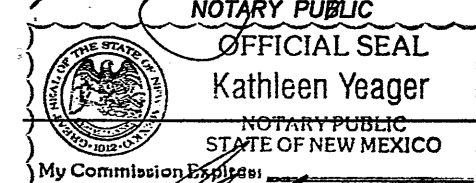
John Yost 2/12/16
JOHN YOST
OWNER EXISTING LOTS 19 AND 20, BLOCK A
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF February, 2016 BY
JOHN YOST, OWNER EXISTING LOTS 19 AND 20, BLOCK A

BY Kathleen Yeager MY COMMISSION EXPIRES: 5/15/17
NOTARY PUBLIC



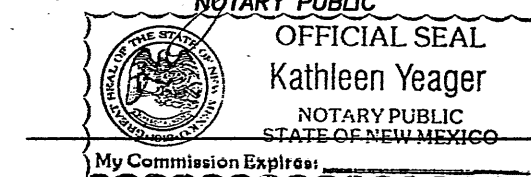
Rahim Kassam 2/29/16
CO-OWNER EXISTING LOTS 7 AND 12, BLOCK A
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF February, 2016 BY
RAHIM KASSAM, CO-OWNER EXISTING LOTS 7-12, BLOCK A

BY Kathleen Yeager MY COMMISSION EXPIRES: 5/15/17
NOTARY PUBLIC



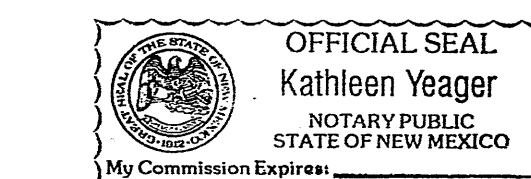
Nizar Kassam 2/29/16
CO-OWNER EXISTING LOTS 7 AND 12, BLOCK A
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF February, 2016 BY
RAHIM KASSAM, CO-OWNER EXISTING LOTS 7-12, BLOCK A

BY Kathleen Yeager MY COMMISSION EXPIRES: 5/15/17
NOTARY PUBLIC



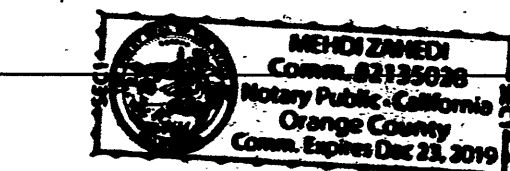
Russel Garner 02/19/2016
RUSSEL GARNER
CO-OWNER LOT "A", BLOCK "A"
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS CALIFORNIA
ORANGE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF FEB., 2016 BY
RUSSELL GARNER, CO-OWNER LOT "A", BLOCK "A"

BY Mehdi Zahedi MY COMMISSION EXPIRES: DEC. 23, 2019
NOTARY PUBLIC COMMISSION # 2135028



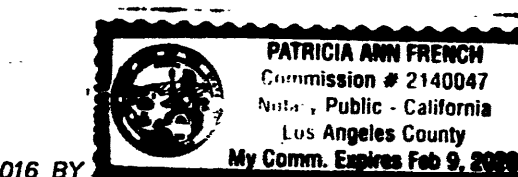
Rodney Guarneri 02/24/16
RODNEY GUARNERI
CO-OWNER LOT "A", BLOCK "A"
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS California
Los Angeles

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF February, 2016 BY
RODNEY GUARNERI, CO-OWNER LOT "A", BLOCK "A"

BY Patricia Ann French MY COMMISSION EXPIRES: FEB. 9, 2020
NOTARY PUBLIC



Richard Guarneri 2-23-16
RICHARD GUARNERI
CO-OWNER LOT "A", BLOCK "A"
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS CALIFORNIA
ORANGE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF FEB., 2016 BY
RICHARD GUARNERI, CO-OWNER LOT "A", BLOCK "A"

BY Mehdi Zahedi MY COMMISSION EXPIRES: DEC. 23, 2019
NOTARY PUBLIC COMMISSION # 2135028



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SECTION 20, TOWNSHIP 10N, RANGE 03 E,
SUBDIVISION ATLANTIC AND PACIFIC ADDITION

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
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12/16/2016 11:18 AM Page: 3 of 3
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12/16/2016 11:18 AM Page: 3 of 3
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A.G.R.S. MONUMENT "18_K14"
STANDARD A.G.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,486,053.805
E=1,521,578.548
PUBLISHED EL=4963.415 (NAVD 1988)
GROUND TO GRID FACTOR=0.9998265
DELTA ALPHA ANGLE=-013°41.97'

A.G.R.S. MONUMENT "5_K15R"
STANDARD A.G.R.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,485,713.773
E=1,523,768.861
PUBLISHED EL=5010.623 (NAVD 1988)
GROUND TO GRID FACTOR=0.999679509
DELTA ALPHA ANGLE=-013°26.78'

Point of Beginning

Second Street, S.W.
(60' PUBLIC R.O.W.)

Coal Avenue, S.W.
(60' PUBLIC R.O.W.)

First Street, S.W.
(60' PUBLIC R.O.W.)

LOT A-1
AREA=0.7609 ACRES ±
33,145 SQ FT ±

EXISTING 16" WIDE
SANITARY SEWER AND PNM
EASEMENT (03/21/1991,
91C-56)

SINGLE CROSS HATCH
INDICATES 16" ALLEY VACATED
BY THIS PLAT 160R8-70168
RESERVED AND GRANTED AS
A PUBLIC UTILITY EASEMENT
BY THIS PLAT.

FOUND NO. 4
REBAR

FOUND NO. 4
REBAR WITH RED
PLASTIC CAP "PLS
7476"

FOUND NO. 4
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PLASTIC CAP "PLS
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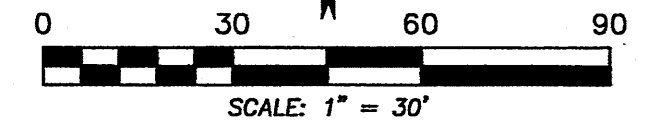
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FOUND NO. 4
REBAR WITH RED
PLASTIC CAP "PLS
7476"

Iron Avenue, S.W.
(60' PUBLIC R.O.W.)



Legend

| | |
|-----------------|------------------------------------------------------------------------|
| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ⊙ | DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY |
| △ | FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED |

Line Table

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°11'28" W | 8.00' |
| L2 | N 80°56'42" W | 8.06' |
| L3 | N 09°36'22" E | 8.00' |

Easement Line Table

| | | |
|-----|---------------|---------|
| L5 | S 80°54'00" E | 149.98' |
| L6 | N 09°06'00" E | 16.21' |
| L7 | N 80°51'53" W | 149.98' |
| L8 | N 09°06'36" E | 16.11' |
| L9 | S 80°54'00" E | 16.01' |
| L10 | S 09°06'42" W | 158.03' |
| L11 | N 81°01'24" W | 16.07' |
| L12 | N 09°08'20" E | 141.86' |

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

505.856.5700 PHONE
505.856.7900 FAX

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