

RECORDING STAMP

REPLAT OF
 LOT 54-A-1 and LOT 54-B-1,
 "McDONALD ACRES"
 THIRD UNIT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 AUGUST 2002

EASEMENTS:

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED HEREON:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDES 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 WHICH 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 ERRECTED 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

PRELIMINARY PLAT
 APPROVED BY DR
 ON 9/25/02
 Del UD PL

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING 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 WHERE INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS LOTLINE ADJUSTMENT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED HEREON FOR EXISTING UTILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LANDS SHOWN HEREON.

Cheryl A. Haberneski & David P. Haberneski 9/12/02
 CHERYL A. HABERNESKI & DAVID P. HABERNESKI DATE
 ADDRESS : 3110 9th STREET N.W., ALBUQUERQUE, NEW MEXICO 87107.

Terrie A. Murphy 9/12/02
 TERRIE A. MURPHY DATE
 ADDRESS : 3116 9th STREET N.W., ALBUQUERQUE, NEW MEXICO 87107.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF September, 2002, BY CHERYL A. HABERNESKI, DAVID P. HABERNESKI & TERRI A. MURPHY.
Shannon Saliz MY COMMISSION EXPIRES March 8, 2006
 NOTARY SIGNATURE

SUBDIVISION DATA / NOTES:

1. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
2. TOTAL GROSS ACRES: [LOTS 54-A-1 & 54-B-1]: 0.6319 ACRES
3. NUMBER OF EXISTING TRACTS : TWO
4. NUMBER OF TRACTS CREATED : TWO
5. DRAINAGE NOTE: THERE IS A DITCH EASEMENT CROSSING SAID PROPERTY ALONG THE EAST SIDE.
6. PURPOSE STATEMENT: THE PURPOSE OF THIS REPLAT IS TO RE-CONFIGURE THE ORIGINAL LOTLINE BETWEEN EXISTING LOTS 54-A AND 54-B, THIRD UNIT OF "McDONALD ACRES", AND TO REPLAT SAID LOTS AS LOT 54-A-1 & LOT 54-B-1.
7. BEARINGS SHOWN ARE GRID BEARINGS (NAD 1927).
8. ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT
9. THIS PROPERTY LIES WITHIN THE PLANNING & PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
10. THIS PLAT SHOWS ALL EASEMENTS OF RECORD, INCLUDING VISIBLE SITE EVIDENCE AND FROM ALBUQUERQUE TITLE COMPANY BINDER FILE No. 197152ME.
11. T.A.L.O.S. LOG NUMBERS: 3310 9th. St., NW - 2002-35-1333
 3316 9th. St., NW - 2002-35-1338
12. ZONE ATLAS PAGE: H-14-Z
13. MILES OF FULL WIDTH STREETS CREATED: 0
14. THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0332 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
15. THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES:
 LOT 54-B: UPC# 101405913450321811 (CHERYL A. & DAVID P. HABERNESKI)
 LOT 54-A: UPC# 101405913251721812 (TERRIE A. MURPHY)
16. THE PROPERTY, SHOWN HEREON, LIES WITHIN PROJECTED SECTION 8, T.10 N., R.3 E., N.M.P.M., IN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, STATE OF NEW MEXICO.

REFERENCE DOCUMENTS:

1. PLAT OF SURVEY: PLAT ENTITLED: "PLAT OF LOTS 54-A AND 54-B, MCDONALD ACRES, THIRD UNIT," PREPARED BY GEORGE J. MARQUEZ, N.M.P.S. No. 10283, DATED FEBRUARY 13, 1996, AS FILED IN PLAT BOOK 96C, FOLIO 118, ON MARCH 14th, 1996.
2. PLAT OF SURVEY ENTITLED: "CORRECTED AND AMENDED PLAT OF LOS TOMASES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", PREPARED BY DEWITT T. MORRISON, N.M.P.S. No. 1010, AND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 24th, 1960, IN VOLUME C4, FOLIO 180.

LEGAL DESCRIPTION:

A TRACT OR TRACT(S) OF LAND COMPRISING OF LOT NUMBERED FIFTY FOUR-A (54-A) AND LOT NUMBERED FIFTY FOUR-B (54-B), THIRD UNIT OF THE "McDONALD ACRES SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE SURVEY PLAT THEREOF, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO, ON MARCH 14th, 1996, IN PLAT BOOK 96C, FOLIO 118. THE PROPERTIES SHOWN ARE NOW BEING KNOWN AS LOT 54-A-1 AND LOT 54-B-1, MCDONALD ACRES, THIRD UNIT.

CITY OF ALBUQUERQUE APPROVALS:

PROJECT No. _____ APPLICATION No. _____

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS AND RECREATION	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#
 #101405913450321811 & #101405913251721812
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, BRIAN K. McCLINTOCK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL FIELD NOTES OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET ALL THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Brian K. McClintock 9/11/2002
 BRIAN K. McCLINTOCK N.M.P.S. No. 11597 DATE

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)

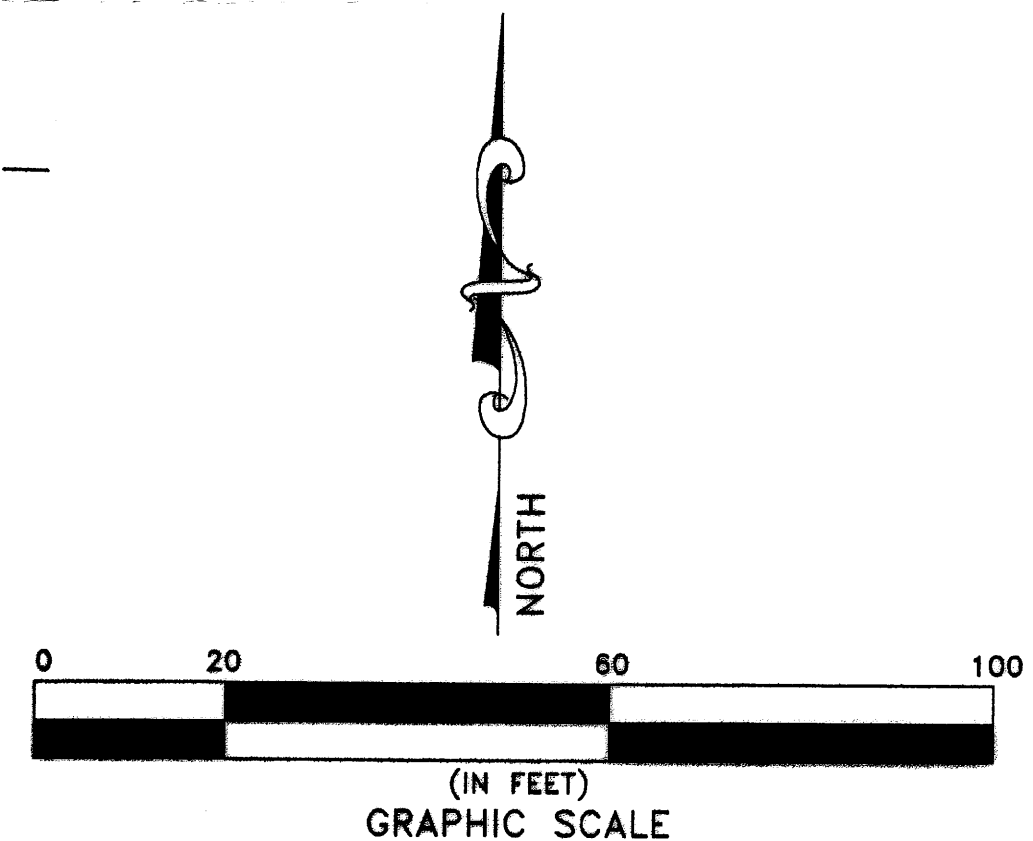


REPLAT OF
 LOT 54-A-1 and LOT 54-B-1,
 "McDONALD ACRES"
 THIRD UNIT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 AUGUST 2002

LEGEND:

- = PROPERTY CORNERS FOUND AND USED AS SHOWN
- = PROPERTY CORNERS SET (No. 4 Rb. LS #11597)
- S— = UNDERGROUND SEWERLINE
- P— = OVERHEAD POWERLINES
- X— = FENCELINES
- = P.P. (POWER POLE)

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.29	N07°54'52"E
L2	109.90	S74°50'09"W



SCALE: 1" = 20'

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
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TRACT 42
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

TRACT 43
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

TRACT 44
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

LOT 10, BLOCK B
 "LIVINGSTON PLACE SUBD."
 FILED JULY 30, 1940
 VOL. C1, FOLIO 77

A.P., CORNER No. 11
 "LIVINGSTON PLACE SUBD."
 VOL. C1, FOLIO 77

LOT 10
 VOL. C4, FOLIO 180

LOT 9
 VOL. C4, FOLIO 180

LOT 8
 VOL. C4, FOLIO 180

LOT 7
 VOL. C4, FOLIO 180

LOT 6
 VOL. C4, FOLIO 180

LOT 53-A AND LOT 53-B
 McDONALD ACRES, THIRD UNIT
 FILED NOV. 23, 1970
 VOL. A7, FOLIO 292

"NM47-13"
 NMSHC/ASC MONUMENT
 X=382,262.47
 Y=1,495,630.34
 NM STATE PLANE
 ZONE-CENTRAL
 Δ=00°13'35"
 NAD 1927(SLD 1929)
 ELEVATION=4968.392
 GROUND TO GRID=0.99967825

LOT 54-A-1
 0.1702 Ac.
 (7,414.73 Sq Ft.)

LOT 54-B-1
 0.4616 Ac.
 (20,108.77 Sq. Ft.)

9th STREET N.W.
 (50' R.O.W.)
 BASIS OF BEARINGS

5 Rb.
 #10283
 "FOUND"

5' DITCH &
 UTILITY EASEMENT
 (VOL. C, FOLIO 169)

5 Rb.
 "FOUND"

5 Rb.
 #10283
 "FOUND"

5 Rb.
 #10283
 "FOUND"

5 Rb.
 #10283
 "FOUND"

5 Rb.
 #10283
 "FOUND"

5 Rb.
 "FOUND"

PROPERTY LINE ELIMINATED BY THIS PLAT

L2
 NEW LOT LINE

30' WIDE DITCH &
 UTILITY EASEMENT
 VOL. C4, FOLIO 180

"LOS TOMASES SUBD."
 FILED FEB. 24, 1960
 VOL. C4, FOLIO 180

(RECORD: N07°54'52"E-235.24')

(RECORD: S85°00'08"E-87.58)

(RECORD: S05°29'37"E-58.88)

(RECORD: S05°29'37"E-165.42')

(RECORD: N82°05'51"W-136.46')

(RECORD: N82°09'18"W-131.78')

(RECORD: S51°28'53"E-136.42')

(RECORD: S252.10')

235.15'

68.72'

96.01'

N74°50'09"E

139.14'

N07°54'52"E

136.42'

S51°28'53"E

136.42'

325.210'

153.47'

131.78'

S85°17'16"E

87.50'

S5°29'30"E

59.43'

109.90'

165.08'

224.51'

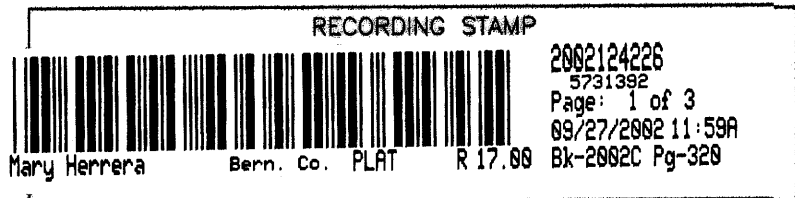
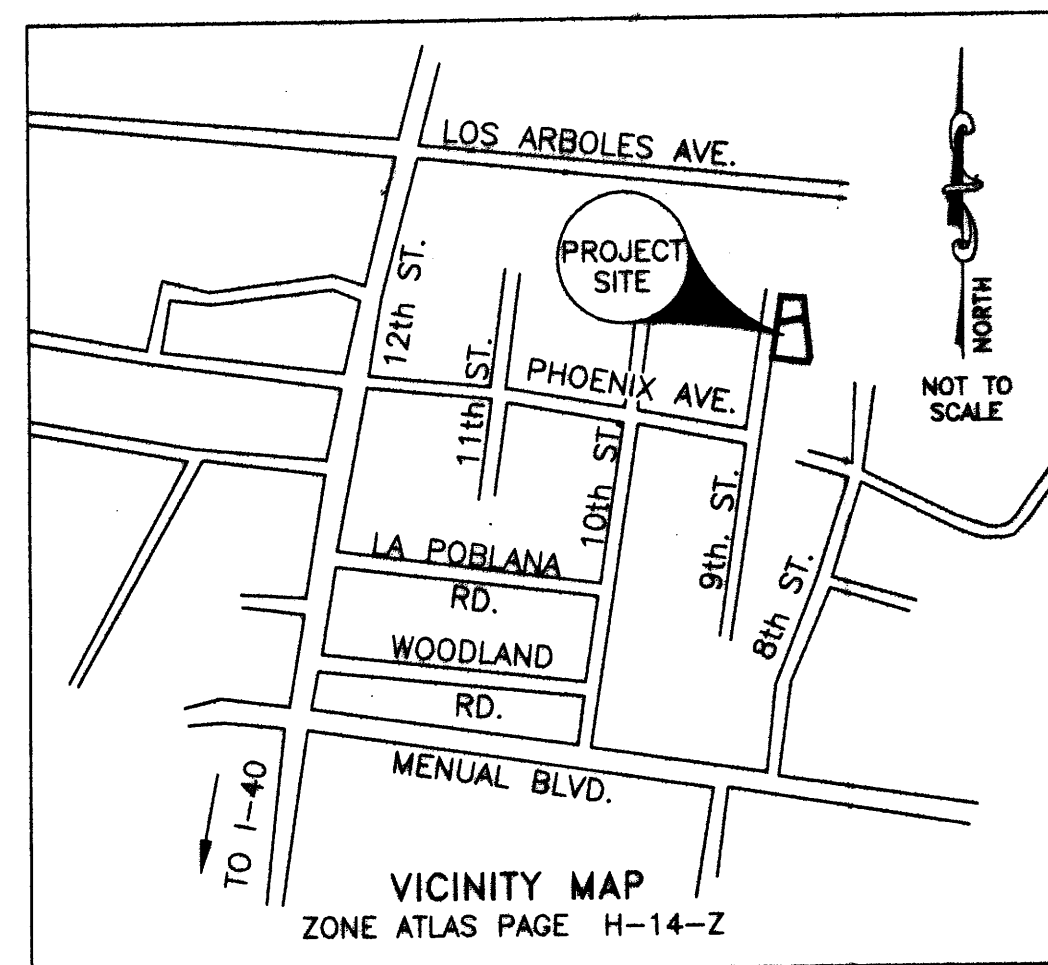
N82°09'18"W

149.12'

149.12'

149.12'

149.12'



REPLAT OF
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 THIRD UNIT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 AUGUST 2002

CITY OF ALBUQUERQUE APPROVALS:

PROJECT No. 1002219 APPLICATION No. 02 DRB - 01415

<i>Janis Z...</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	<u>9/26/02</u> DATE
<i>Bradley D. Bigham</i> CITY ENGINEER	<u>9/25/02</u> DATE
<i>Rubal D...</i> A.M.A.F.C.A.	<u>9-25-02</u> DATE
<i>Rubal D...</i> TRAFFIC ENGINEER	<u>9-25-02</u> DATE
<i>John Hat...</i> CITY SURVEYOR	<u>9-16-02</u> DATE
<i>N/A</i> PROPERTY MANAGEMENT	<u>N/A</u> DATE
<i>Roger J. ...</i> WATER RESOURCES DEPARTMENT	<u>9-26-02</u> DATE
<i>Christina Sandoval</i> PARKS AND RECREATION	<u>9/25/02</u> DATE
<i>N/A</i> PNM ELECTRIC SERVICES	<u>N/A</u> DATE
<i>N/A</i> PNM GAS SERVICES	<u>N/A</u> DATE
<i>W. J. ...</i> QWEST CORPORATION	<u>09-26-02</u> DATE
<i>N/A</i> COMCAST CABLE	<u>N/A</u> DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#
 #101405913450321811 & #101405913251721812
Paucina Arduina 9/27/02
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

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 ADDRESS : 3110 9th STREET N.W., ALBUQUERQUE, NEW MEXICO 87107.

Terrie A. Murphy 9/2/02
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 COUNTY OF BERNALILLO } SS

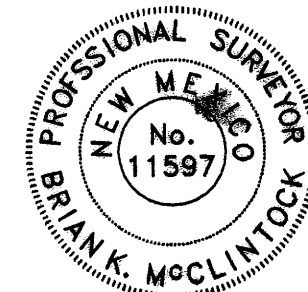
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Brian K. McClintock
 BRIAN K. McCLINTOCK N.M.P.S. No. 11597 9/11/2002
 DATE

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



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2. PLAT OF SURVEY ENTITLED: "CORRECTED AND AMENDED PLAT OF LOS TOMASES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", PREPARED BY DEWITT T. MORRISON, N.M.P.S. No. 1010, AND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 24th, 1960, IN VOLUME C4, FOLIO 180.

LEGAL DESCRIPTION:

A TRACT OR TRACT(S) OF LAND COMPRISING OF LOT NUMBERED FIFTY FOUR-A (54-A) AND LOT NUMBERED FIFTY FOUR-B (54-B), THIRD UNIT OF THE "McDONALD ACRES SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE SURVEY PLAT THEREOF, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO, ON MARCH 14th, 1996, IN PLAT BOOK 96C, FOLIO 118. THE PROPERTIES SHOWN ARE NOW BEING KNOWN AS LOT 54-A-1 AND LOT 54-B-1, MCDONALD ACRES, THIRD UNIT.

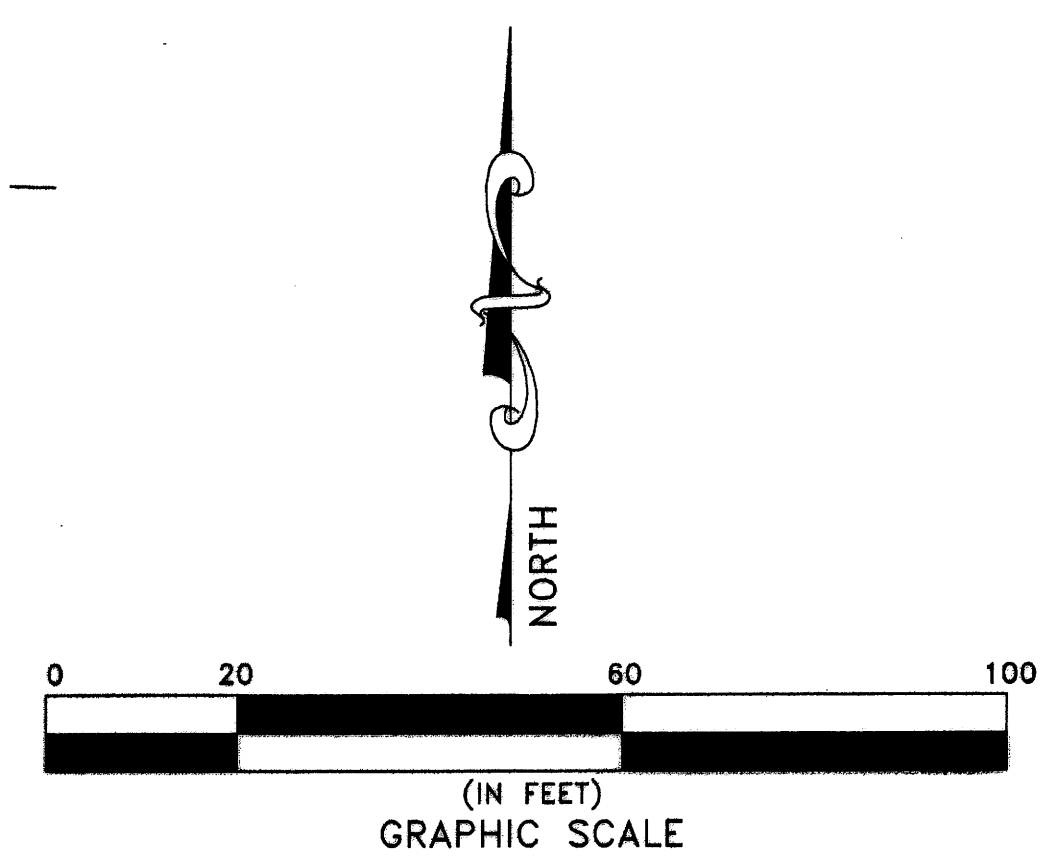
REPLAT OF
LOT 54-A-1 and LOT 54-B-1,
"McDONALD ACRES"
 THIRD UNIT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 AUGUST 2002



LEGEND:

- = PROPERTY CORNERS FOUND AND USED AS SHOWN
- = PROPERTY CORNERS SET (No. 4 Rb. LS #11597)
- S— = UNDERGROUND SEWERLINE
- P— = OVERHEAD POWERLINES
- X— = FENCELINES
- = P.P. (POWER POLE)

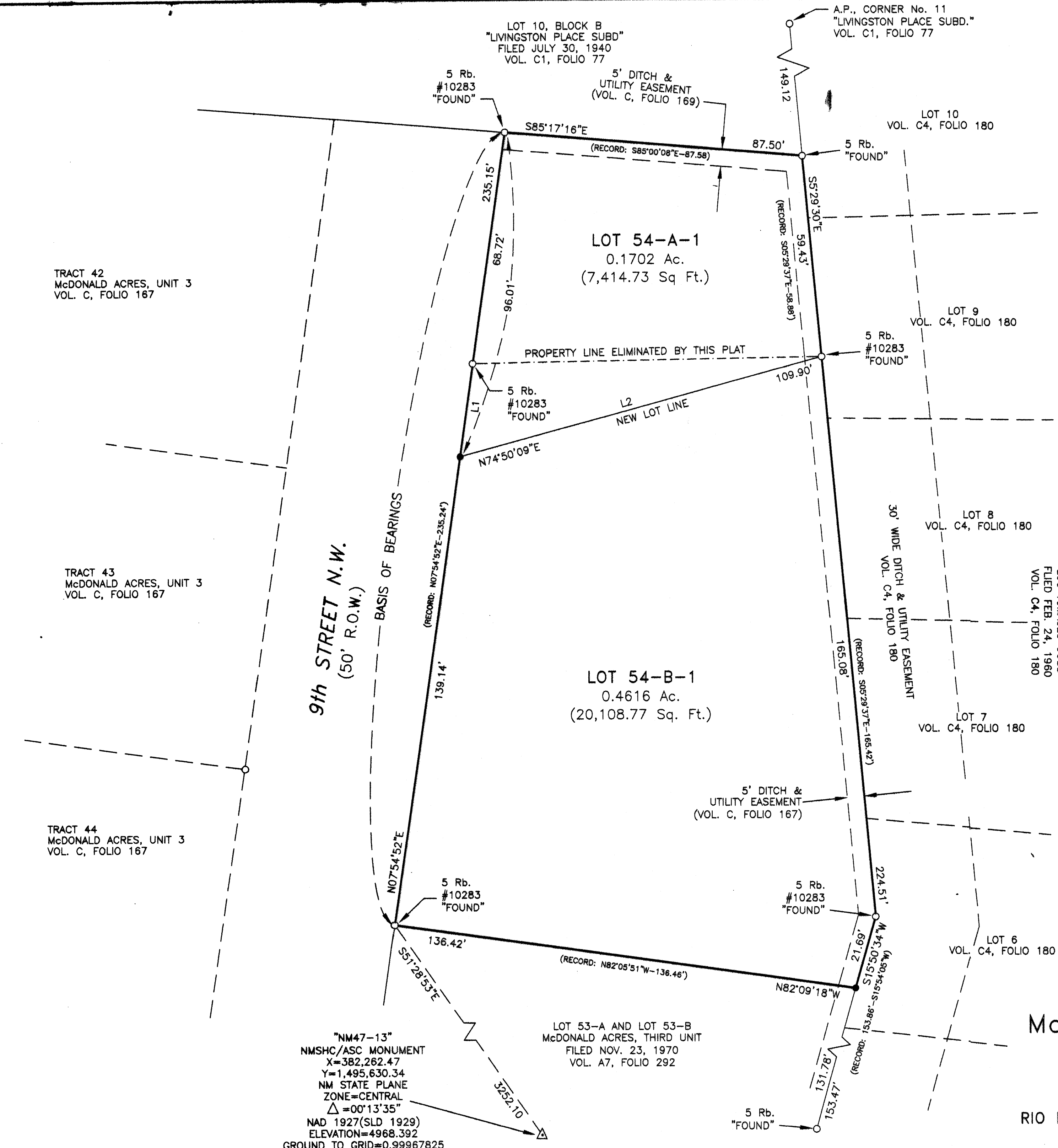
LINE TABLE		
LINE	LENGTH	BEARING
L1	27.29	N07°54'52"E
L2	109.90	S74°50'09"W



SCALE: 1" = 20'

McCLINTOCK SURVEYING AND DRAFTING, INC.

6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



"NM47-13"
 NMSHC/ASC MONUMENT
 X=382,262.47
 Y=1,495,630.34
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=00°13'35"
 NAD 1927(SLD 1929)
 ELEVATION=4968.392
 GROUND TO GRID=0.99967825

TRACT 42
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

TRACT 43
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

TRACT 44
 McDONALD ACRES, UNIT 3
 VOL. C, FOLIO 167

LOT 10, BLOCK B
 "LIVINGSTON PLACE SUBD"
 FILED JULY 30, 1940
 VOL. C1, FOLIO 77

A.P., CORNER No. 11
 "LIVINGSTON PLACE SUBD."
 VOL. C1, FOLIO 77

LOT 10
 VOL. C4, FOLIO 180

LOT 9
 VOL. C4, FOLIO 180

LOT 8
 VOL. C4, FOLIO 180

LOT 7
 VOL. C4, FOLIO 180

LOT 6
 VOL. C4, FOLIO 180

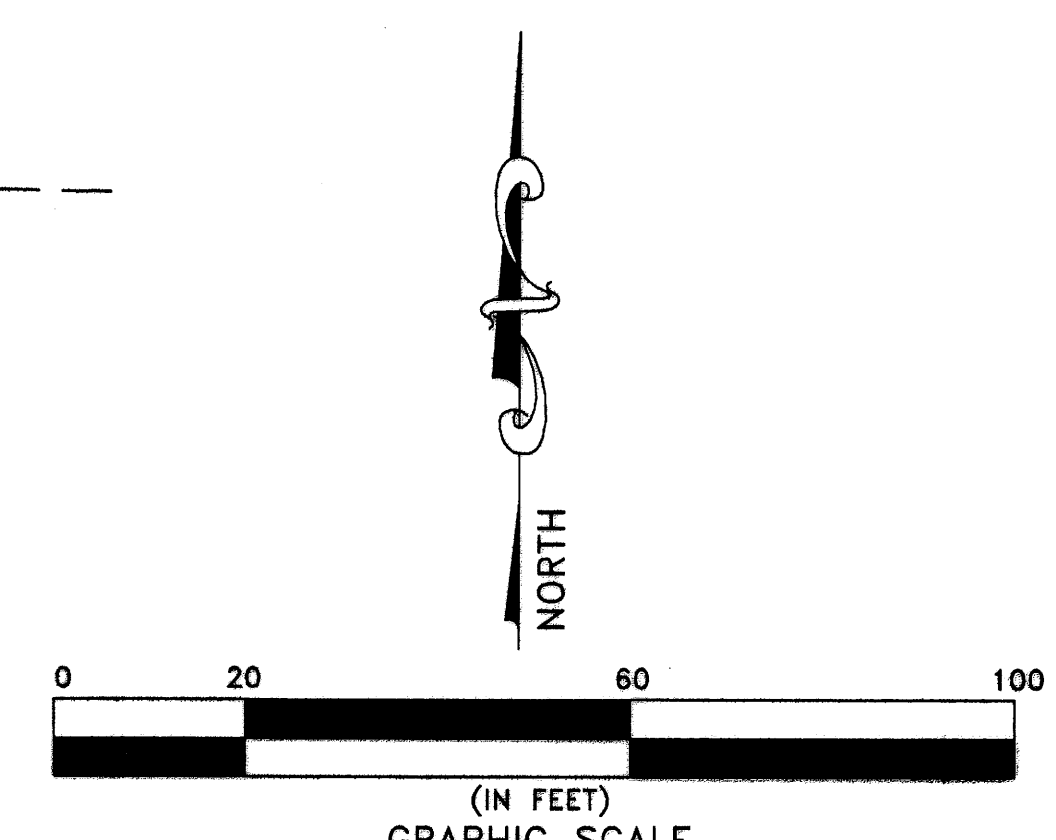
LOT 53-A AND LOT 53-B
 McDONALD ACRES, THIRD UNIT
 FILED NOV. 23, 1970
 VOL. A7, FOLIO 292

REPLAT OF
 LOT 54-A-1 and LOT 54-B-1,
 "McDONALD ACRES"
 THIRD UNIT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 AUGUST 2002

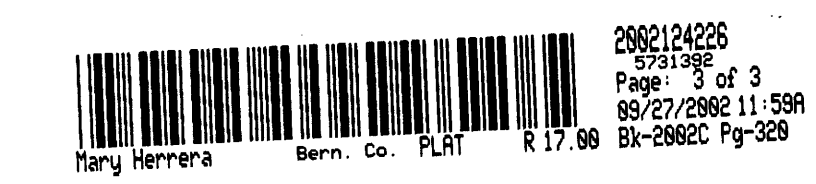
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