

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 7-H13 AND 8-H13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF COLEMAN ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 15, 1939 IN VOLUME D, FOLIO 77.
6. GROSS ACREAGE: 0.8718 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED R-2.
10. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOT 5-A MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT

STATION: ACS 7-H13  
 X = 373707.44  
 Y = 1495715.39  
 GROUND TO GRID = 0.9996810  
 DELTA ALPHA = -00°14'34"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION: ACS 8-H13  
 X = 374102.61  
 Y = 1494995.82  
 GROUND TO GRID = 0.9996809  
 DELTA ALPHA = -00°14'31"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

MONUMENT LEGEND

△	FOUND CONTROL STATION AS NOTED
□	FOUND MONUMENT AS NOTED
●	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

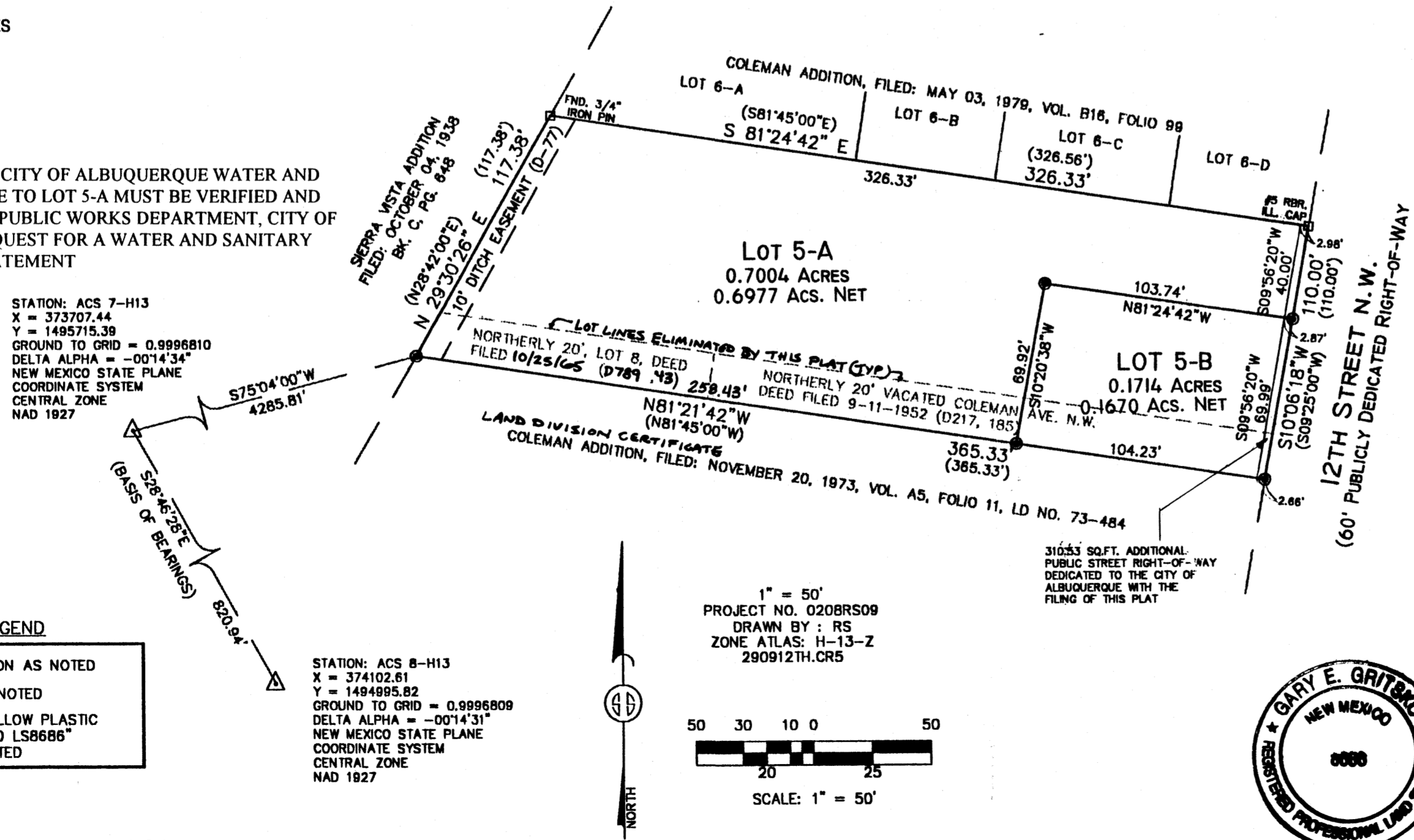
**LEGAL DESCRIPTION:**  
 A certain tract of land being and comprised of Lot numbered Five (5) and the Northerly Twenty-feet (Nly 20') of Lot numbered Eight (8) per deed filed Oct. 25, 1965 in Bk. D-789, Pg. 43 and the Northerly Twenty Feet (Nly 20') of the Easterly Two Hundred Forty point zero one feet (Ely 240.01') of vacated Coleman Avenue per deed filed September 11, 1952 in Bk. D217, Pg. 185 which adjoins the Southerly (Sly) lot line of Lot numbered Five (5) of the COLEMAN ADDITION to the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 15, 1939. Beginning at the Southwest corner of said tract whence City Control Station ACS 7-H13 bears S 75° 04' 00" W, 4285.81 feet distant; thence from said point of beginning N 29° 30' 26" E, 117.38 feet to the Northwest corner; thence S 81° 24' 42" E, 326.33 feet to the Northeast corner; being a point on the West right-of-way of 12th Street N.W.; thence along said right-of-way S 10° 06' 18" W, 110.00 feet to the Southeast corner; thence leaving said right-of-way N 81° 21' 42" W, 365.33 feet to the point of beginning and containing 0.8718 acres more or less.

**PLAT OF  
 LOT 5-A & 5-B  
 COLEMAN ADDITION  
 SITUATE WITHIN SECTION 7,  
 T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2002**

**FREE CONSENT**  
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUEQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

**DISCLOSURE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING DEEDED LOT INTO TWO (2) NEW LOTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

OWNER(S) SIGNATURE: Steve Kirk DATE: 9-27-02  
 OWNER(S) PRINT NAME: Steve Kirk  
 ADDRESS: Po Box 10356 Albuquerque NM 87106 TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 OFFICIAL SEAL  
 Sarah Amato  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 10/01/05 SEPTEMBER, 2002.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF SEPTEMBER, 2002.  
 BY: STEVE KIRK  
 MY COMMISSION EXPIRES: 10/01/05  
Sarah Amato  
 NOTARY PUBLIC



APPLICATION NO. & PROJECT NO.: 1002279 / 02DRB-01535

CITY APPROVALS:

<u>[Signature]</u>	10-3-02
CITY SURVEYOR	DATE
<u>[Signature]</u>	10-21-02
TRAFFIC ENGINEERING	DATE
<u>Christina Bandoval</u>	11/22/02
PARKS RECREATION	DATE
<u>Roger A. Nee</u>	10-16-02
UTILITY DEVELOPMENT DIVISION	DATE
N/A	
REAL PROPERTY DIVISION	DATE
<u>Richard Dink</u>	10-22-02
A.M.A.F.C.A.	DATE
<u>Bradley D. Biglan</u>	10/16/02
CITY ENGINEER	DATE
<u>Frank Rojas</u>	10-29-02
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

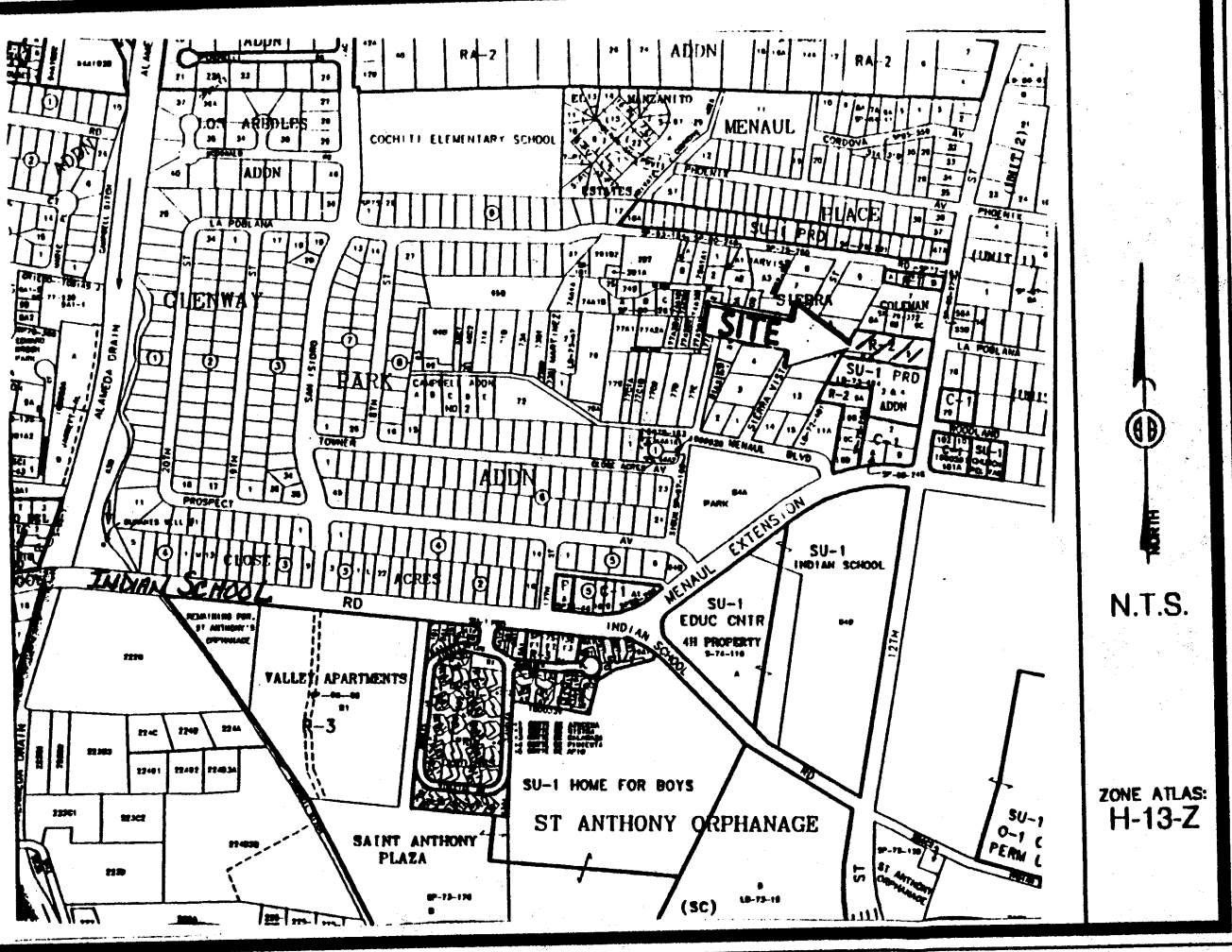
**SURVEYOR'S CERTIFICATION**  
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko Sept 30, 2002  
 Gary E. Gritsko, Registered Professional Surveyor, 8686  
 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: LO13 059 982 430 1100?  
 PROPERTY OWNER OF RECORD:  
Kirk Steven D & Debra A  
 BERNALILLO COUNTY TREASURERS OFFICE:  
Conchita Durazo 10/29/02

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T10N R3E SEC. 7**

TALOS LOG # 2002-3932-59



Vicinity Map

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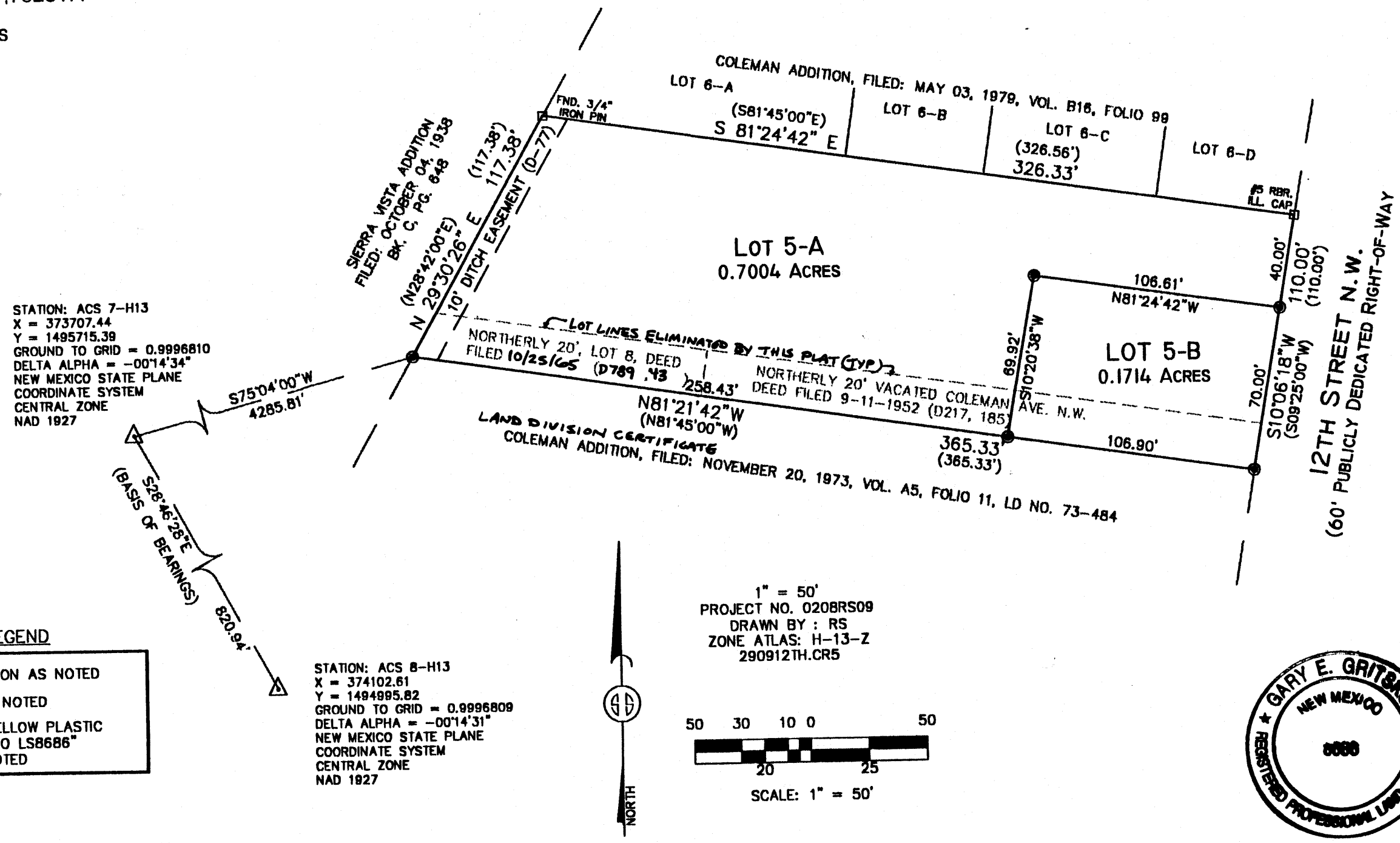
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PRELIMINARY PLAT  
 APPROVED BY D  
10/16/02  
 Del TR, PKS, PL

APPLICATION NO. & PROJECT NO.: \_\_\_\_\_

CITY APPROVALS:

<u>[Signature]</u>	<u>10-3-02</u>
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1001398