

- SET #4 REBAR W/ CAP "LS 14269"
- o FOUND #4 REBAR LS 10466 SUBDIVISION DATA
- DRB Proj. No.
- 2. Zone Atlas Index No. F-14
- 3. Current Zoning C−2 / P
- 4. Gross acreage 0.7261
- 5. Total Number of Lots created 0 -
- 6. This plat has been prepared for the purposes of creating one lot from two existing lots.
- 7. TALOS LOG NO.: 2002511032

#### **NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone,

- 2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the Plat of LINDA VISTA ADDITION, filed April 18, 1938 in Volume C1, Page 27, are shown in parentheses ( ).
- 3. Monuments recovered and accepted or set are noted on inscribed plat.
- 4. This plat shows all easements of record.
- Six feet (6') of Public right-of-way on Sanchez Avenue, NW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.

# SANCHEZ AVENUE

N 30. 56. 09" W (N 81. 03. 00" W)

N D FILED

LOT 9, LINDA VISTA ADDITION

ADDITIONAL B' OF RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT (SEE NOTE 5)

A certain tract of land situate within Section 32, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being known as Lot numbered Nine (9) of the LINDA VISTA ADDITION, as the same is shown and designated on the Map of said Addition, filled in the Office of the County Clerk of Bernalillo County, New Mexico, on April 18, 1938, in Plat Book C1, folio 27, and Tract numbered 65-A-2-A of the Middle Rio Grande Conservancy District Property Map No. 32 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described being a point on the Southerly Right of Way line of Montano Road, NW, from whence the ACS Monument "NM47-8" bears S 89° 22' 05" E, 1074.26 feet distant; THENCE leaving said Southerly Right of Way line, S 09° 04' 54" W, 126.96 feet a point; THENCE S 09° 03' 28" W, 111.84 feet to the Southeast corner, being a point on the Northerly Right of Way line of Sanchez Avenue, NW; THENCE along said Northerly line, N 80° 56' 09" W, 100.03 feet; THENCE leaving said North line, N 09° 06' 16" E, 109.55 feet; THENCE N 82° 14' 56" W, 82.66 feet to the Southwest corner, being a point on said Southerly Right of Way line; THENCE along said Southerly line, N 09' 06' 11" E, 102.88 feet to the Northwest corner; THENCE along a curve to the left having a radius of 1147.54 feet, a central angle of 08° 15' 44", a chord S 89° 21' 15" E, 165.33 feet, an arc length of 165.48 feet to a point of compound curvature; THENCE along a curve to the left having a radius of 1057.02 feet, a central angle of 01° 03′ 09″, a chord N 87° 02′ 33″ E, 19.42 feet, an arc length of 19.42 feet to the Point of Beginning and containing 0.7261 acres, more or less.

N D FILED

#### FREE CONSENT

The creation of Lot 9-A of the LINDA VISTA ADDITION and dedication of additional right of way to Sanchez Avenue, NW in fee simple with warranty covenants to the City of Albuquerque, is with the free consent and in accordance with the desires of the undersigned owner.

Marko JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

#### **ACKNOWLEDGMENT**

STATE OF NEW MEXICO COUNTY OF BERNALILLO



ROSA RODRIGUEZ NOTARY PUBLIC STATE OF NEW MEXICO

OFFICIAL SEAL

S 89" 22' 05" E

STA. "NM47-8"

X=384,597.97 Y=1,505,845.86 Ground-to-grid: 0.99967727

Delta Alpha: -00° 13′ 20″

NMSP Central Zone NAD 1927

1 INCH = 40 FEET

1074.26

On this 17 day of December , 2002, the foregoing instrument was acknowledged before me by JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

My Commission expires	3 23 2003	<del></del>
•		

PLAT OF LOT 9-A

# LINDA VISTA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 9, LINDA VISTA ADDITION AND TRACT 65-A-2-A, MRGCD MAP 32 WITHIN SEC. 32, T. 11 N., R 3 E, NMPM

#### DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

CT NO	APPLICATION NO.	
Planning Director, City of A	lbuquerque	Dat
Property Management, City	of Albuquerque	Dat
Traffic Engineer, City of Alb	puquerque	Dat
Water Others Department.	City of Albuquerque	Dat
/// // Man		12-18-02
City Surveyor, City of Albuq	juerque	Dat
Parks and Recreation, City	of Albuquerque	Do
A.M.A.F.C.A.		Da
City Engineer, City of Albuq	querque	Da

#### SURVEYOR'S CERTIFICATE

, Thomas D. Johnston, licensed as a 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, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269



## **WAYJOHN** SURVEYING, INC.

330 LOUISIANA BLVD., N.E. **ALBUQUERQUE, N.M. 87108** PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: MARKS/HAWKINS LLC LOCATION: SEC. 32. T. 11 N.: R. 3 E., N.M.P.M. ALBUQUERQUE, NM SUBDIVISION: LOT 9-A, LINDA VISTA ADDITION

DRAWN: E W K SCALE: FILE NO. 1" = 40' SP-12-01-2002 CHECKED: T D J 13 DEC 2002 | SHEET 1 OF 1 SP120102.DWG

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 014 061 486 268 42323, 1 014 061 492 264 42302 PROPERTY OWNER OF RECORD: MARKS/HAWKINS LLC BERNALILLO COUNTY TREASURER'S OFFICE

STA. "NM47-8" X=384,597.97 Y=1,505,845.86

Ground-to-grid: 0.99967727

1 INCH = 40 FEET

Delta Alpha: -00' 13' 20"

NMSP



VICINITY MAP (F-14)

NO SCALE

#### LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- O FOUND #4 REBAR LS 10466 SUBDIVISION DATA
- 1. DRB Proj. No.
- 2. Zone Atlas Index No. F-14
- 3. Current Zoning C-2 / P
- 4. Gross acreage 0.7261
- 5. Total Number of Lots created 0 -
- 6. This plat has been prepared for the purposes of creating one lot from two existing lots.
- 7. TALOS LOG NO.: 2002511032

#### NOTE

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.

- 2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the Plat of LINDA VISTA ADDITION, filed April 18, 1938 in Volume C1, Page 27, are shown in parentheses ( ).
- 3. Monuments recovered and accepted or set are noted on inscribed plat.
- 4. This plat shows all easements of recor

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 014 061 486 268 42323, 1 014 061 492 264 42302

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

MARKS/HAWKINS LLC

5. Six feet (6') of Public right—of—way on Sanchez Avenue, NW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.

# SANCHEZ AVENUE N. W. DESCRIPTION

A D

S 7 A VOL. CI.

MONTANO ROAD, N.W.

TRACT 65-A-2-A

M.R.G.C.D. MAP 32

LOT 9-A

LOT 9, LINDA VISTA ADDITION

ADDITIONAL 6' OF RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT (SEE NOTE 5)

( 0.7123 ac. )

N 82" 14" 56" W

(100' R.O.W.)

R = 1147.54' L = 165.48'  $\Delta = 08^{\circ} 15^{\circ} 44^{\circ}$   $Ch = S 89^{\circ} 21^{\circ} 15^{\circ} E, 165.33^{\circ}$ 

A certain tract of land situate within Section 32, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being known as Lot numbered Nine (9) of the LINDA VISTA ADDITION, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 18, 1938, in Plat Book C1, folio 27, and Tract numbered 65—A—2—A of the Middle Rio Grande Conservancy District Property Map No. 32 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described being a point on the Southerly Right of Way line of Montano Road, NW, from whence the ACS Monument "NM47—8" bears S 89' 22' 05" E, 1074.26 feet distant; THENCE leaving said Southerly Right of Way line, S 09' 04' 54" W, 126.96 feet a point; THENCE S 09' 03' 28" W, 111.84 feet to the Southeast corner, being a point on the Northerly Right of Way line of Sanchez Avenue, NW; THENCE along said Northerly line, N 80' 56' 09" W, 100.03 feet; THENCE leaving said North line, N 09' 06' 16" E, 109.55 feet; THENCE N 82' 14' 56" W. 82.66 feet to the Southwest corner, being a point on said Southerly Right of Way line; THENCE along said Southerly line, N 09' 06' 11" E, 102.88 feet to the Northwest corner; THENCE along a curve to the left having a radius of 1147.54 feet, a central angle of 08' 15' 44", a chord S 89' 21' 15" E, 165.33 feet, an arc length of 165.48 feet to a point of compound curvature; THENCE along a curve to the left having a radius of 1057.02 feet, a central angle of 01' 03' 09", a chord N 87' 02' 33" E, 19.42 feet, an arc length of 19.42 feet to the Point of Beginning and containing 0.7261 acres, more or less.

N D FILED

R = 1057.02' L = 19.42'  $\Delta = 01' \ 03' \ 09''$  $Ch = N \ 87' \ 02' \ 33'' \ E, \ 19.42'$ 

S 89' 22' 05" E

1074.26

1-8-1 MAP

#### FREE CONSENT

The creation of Lot 9—A of the LINDA VISTA ADDITION and dedication of additional right of way to Sanchez Avenue, NW in fee simple with warranty covenants to the City of Albuquerque, is with the free consent and in accordance with the desires of the undersigned owner.

JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



OFFICIAL SEAL ROSA RODRIGUEZ
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires 3/23/20/3

On this 17 day of December , 2002, the foregoing instrument was acknowledged before me by JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

Му	Commission	expires	2/2
	0		

Notary Public

# PLAT OF LOT 9-A LINDA VISTA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 9, LINDA VISTA ADDITION AND TRACT 65-A-2-A, MRGCD MAP 32 WITHIN SEC. 32, T. 11 N., R 3 E, NMPM

#### DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1002398 APPLICATION NO. 02DRB - 01933

Sea Make	1/08/2003
Planning Director, City of Albuquerque	Date
Property Management, ett. Albuquerque	Date
Pill Down	12.3/2 Date
Traffic Engineer, City of Albuquerque	
Koze & Dream	12-31-02
Water Otilities Deartment, City of Albuquerque	Date
The Hand	12-18-02
City Surveyor, City of Albuquerque	Date
Christina Sandoral	1/4/03
Parks and Recreation, Olly, of Albuquerque	Date
Lill Lour	12.31-92
A.M.A.F.C.A.	Date
Brad 2. Bilm	1-3-02
City Engineer, City of Albuquerque	Date

#### SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a 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, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

The second NAME SECTION AND SE



## WAYJOHN SURVEYING, INC.

330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY
CLERK
OWNER: MARKS/HAWKINS LLC
LOCATION: SEC. 32. T. 11 N.
R. 3 E., N.M.P.M. ALBUQUERQUE, NM
SUBDMSION: LOT 9-A,
LINDA VISTA ADDITION

DRAWN: E W K SCALE: FILE NO.

CHECKED: T D J

DRAWING NO.

SP120102.DWG 13 DEC 2002 SHEET 1 OF 1

ONTANO RO (R.O.W. VARIES)

N 82" 14" 56" W

NO SCALE

#### LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- O FOUND #4 REBAR LS 10466 SUBDIVISION DATA
- 1. DRB Proj. No.

VICINITY MAP (F-14)

- 2. Zone Atlas Index No. F-14
- 3. Current Zoning C-2 / P
- 4. Gross acreage 0.7261
- 5. Total Number of Lots created 0 -
- 6. This plat has been prepared for the purposes of creating one lot from two existing lots.
- 7. TALOS LOG NO.: 2002511032

#### NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.

- 2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the Plat of LINDA VISTA ADDITION, filed April 18, 1938 in Volume C1, Page 27, are shown in parentheses ( ).
- 3. Monuments recovered and accepted or set are noted on inscribed plat.
- 4. This plat shows all easements of record.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

UPC# 1 014 061 486 268 42323, 1 014 061 492 264 42302

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

PROPERTY OWNER OF RECORD: MARKS/HAWKINS LLC

BERNALILLO COUNTY TREASURER'S OFFICE

5. Six feet (6') of Public right—of—way on Sanchez Avenue, NW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.

#### DESCRIPTION

A D 27)

A 7,

N D FILED

MONTANO ROAD, N.W.

TRACT 65-A-2-A

M.R.G.C.D. MAP 32

( 0.7123 ac. )

LOT 9-A

LOT LINE ELIMINATED BY THIS PLAT

ADDITIONAL B' OF RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT (SEE NOTE 5)

LOT 9, LINDA VISTA ADDITION

(100' R.O.W.)

R = 1147,54' L = 165,48' \( \Delta = 08' 15' 44'' \) Ch= S 89' 21' 15' E, 165,33'

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N D FILED

R = 1057.02' L = 19.42' \$\Delta = 01' 03' 09" Ch= N 87' 02' 33" E, 19.42'

> -B-1 MAP

S 89" 22' 05" E

STA. "NM47-8" X=384,597.97

Y=1,505,845.86

Ground-to-grid 0.99967727

Delta Alpha: -00' 13' 20"

NMSP Central Zone NAD 1927

1 INCH = 40 FEET

#### FREE CONSENT

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JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ROSA RODRIGUEZ

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires 3/23/2003

OFFICIAL SEAL

On this 17 day of December, 2002, the foregoing instrument was acknowledged before me by JOEL MARKS, Managing Partner, Marks/Hawkins LLC, a New Mexico Limited Liability Company, on behalf of said Limited Liability Company.

My Commission expires

<u> 3|23|2w3</u>

Notary Public P

PLAT OF LOT 9-A

# LINDA VISTA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 9, LINDA VISTA ADDITION AND TRACT 65-A-2-A, MRGCD MAP 32 WITHIN SEC. 32, T. 11 N., R 3 E, NMPM

#### DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

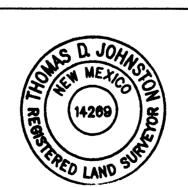
CT NO	APPLICATION NO.	
Planning Director, City of	Albuquerque	Date
Property Management, City	y of Albuquerque	Date
Traffic Engineer, City of A	Nbuquerque	Date
Water Stillings Department	, City of Albuquerque	Date
City Surveyor, City of Albu	uquerque	12-18-0Z
Parks and Recreation, City	y of Albuquerque	Date
A.M.A.F.C.A.		Date
City Engineer, City of Albu	IGUATGUA	Date

#### SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a 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, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.W. 250, 14050

<u>/2/17/</u> Date



# WAYJOHN SURVEYING, INC.

330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: MARKS/HAWKINS LLC
LOCATION: SEC. 32, T. 11 N.,
R. 3 E., NM.P.M. ALBUQUERQUE, NM
SUBDIVISION: LOT 9-A,
LINDA VISTA ADDITION

DRÁWN: E W K SCALE: FILE NO.

CHECKED: T D J PRAWING NO.

SP120102.DWG 13 DEC 2002 SHEET 1 OF 1