

# LEGEND

- ⊙ = CAPPED REBARS SET (LS 10461)
- = POINTS FOUND CIP PS 10461 OR AS NOTED
- ⬢ = ACS MONUMENT
- X---X---X---X--- = EXISTING WIRE FENCE
- OHU— = OVERHEAD UTILITIES
- ⊕ = UTILITY POLE
- ( ) DENOTES RECORD DATA

N/F LANDS OF GRIEGO, LISA EDWINA  
DOC. NO. 97104068

LOT 1  
N/F LANDS OF  
WARINGTON, DALE  
PLAT: 2001C, FOLIO 78

LOT 2  
N/F LANDS OF LIND, JOHN  
AND DOLORES PLAT VOLUME  
PLAT: 2001C, FOLIO 78

ACS MONUMENT 15-J12

## Plat of Lot 3-A

Being a Replat of Lot 3 of the Plat of Lots 1,2,3, and 4 Lands of the Estate  
of Olympia Herrera, as shown on Plat filed March 13, 2001  
in Volume 2001C, Folio 78, Lying within the Town of Atrisco Grant in  
Projected Section 24, T10N, R2E, N,M,P,M  
Albuquerque, Bernalillo County, NM

December 2012

### SURVEY NOTES

THE BASIS OF BEARING FOR THIS SURVEY IS FROM NEW MEXICO  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83

WARRANTY DEED TO JACK AND DOLORES LIND AS FILED FOR  
RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS  
DOCUMENT NO. 2001035649

WARRANTY DEED TO RICHARD HERERRA AS FILED FOR RECORD  
IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS  
DOCUMENT No. 2001035646.

OTHER DEEDS AND PLATS AS NOTED HEREON.



20 10 0 20 40  
SCALE: 1"=20'

LOT 3-A  
17,673 sq. ft.

N/F LANDS OF COE PROPERTIES INC  
& CHARLES BOMBACH & CO REALTORS

N/F LANDS OF HERRERA,  
ARTURO ETUX, TRACT B OF  
AMENDED PLAT OF SURVEY FOR  
HEIRS OF SAULO HERERRA  
VOLUME A2, FOLIO 39

N/F LANDS OF RICHARD  
HERRERA  
DOC. NO. 2001035646

LOT 4

N/F LANDS OF LIND  
JOHN L & DOLORES  
TRACT C, DOC. No.  
9096717

N/F LANDS OF MARY E  
SALAZAR  
DOC. NO. 96069067  
TRACTS 85a & 85b  
MRGCD MAP 39

Atrisco Drive SE  
r/w width varies  
approximately 48'

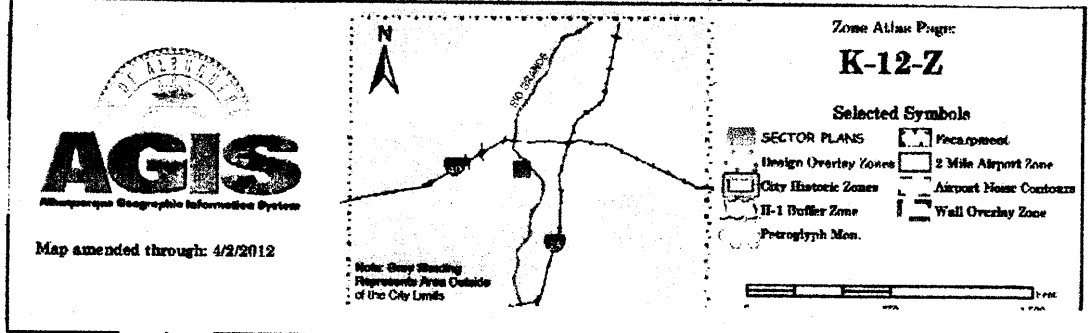
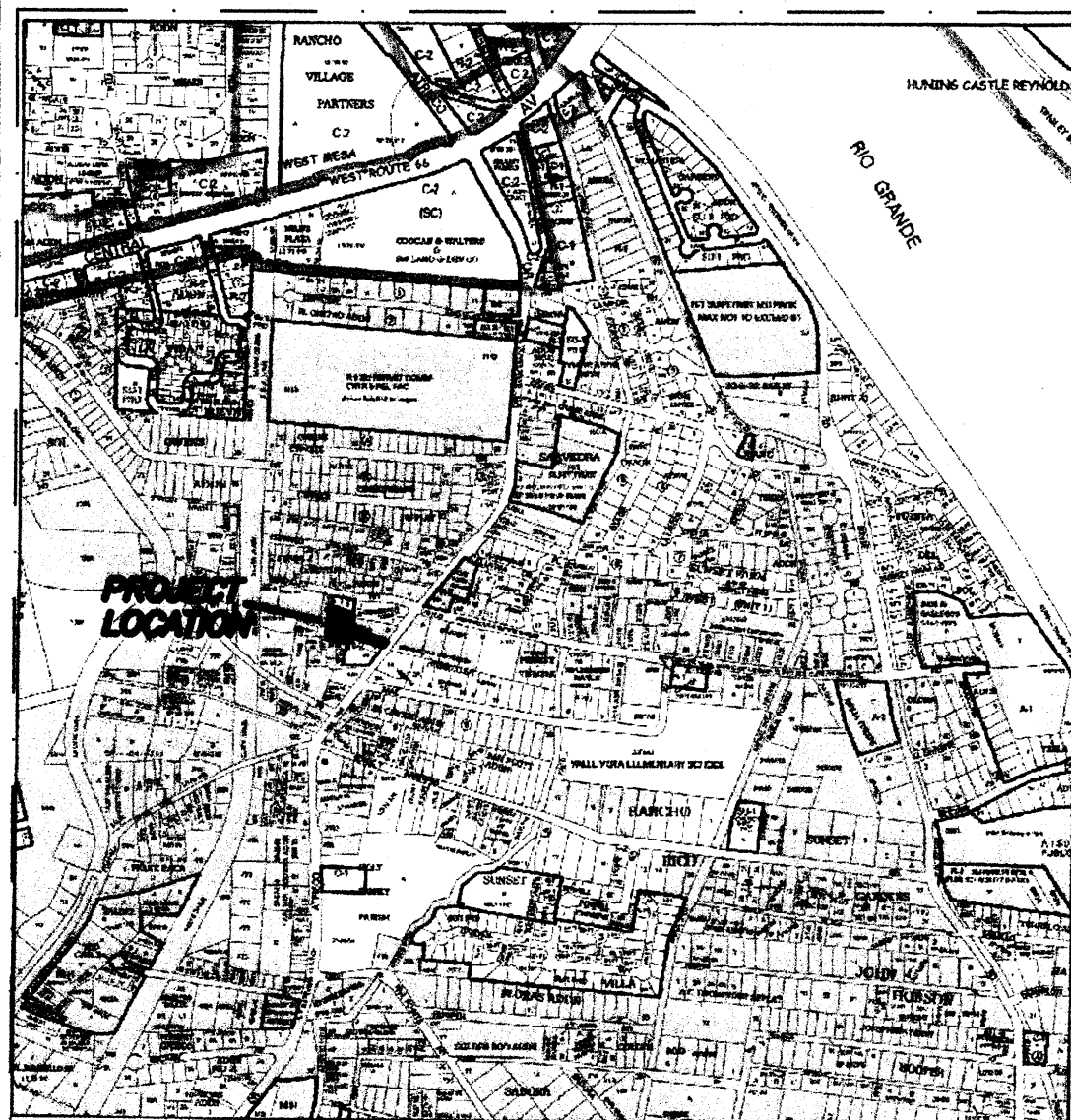
East Mountain Surveying Co.  
P.O. Box 1607  
Moriarty, N.M. 87035  
(505) 832-1731

LOT 3 UPC: 1-012-057-163-222-311-26

### INDEXING INFORMATION

OWNERS(S):	JOHN & DOLORES LIND
RECORDED DOCUMENT(S):	DEED: DOC. NO. 2001035649
SECTION, TOWNSHIP, RANGE:	SEC. 24, T.10N., R.2E., N.M.P.M.
SUBDIVISION(S):	
PROJECT No.	LIND-2012

Sheet 2 of 2



#### LEGAL DESCRIPTION

LOT 3 AS SHOWN AND DESIGNATED ON PLAT OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOLUME 2001C, FOLIO 78 DATED 3/13/2001.

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHENCE ACS MONUMENT "15-J12 BEARS N24°17'05"E, 3488.55', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING:

S09°34'47"W, 82.60', THENCE  
S71°54'13"E, 203.15', THENCE  
S42°51'18"W, 10.46', THENCE  
N72°04'13"W, 197.07', THENCE  
S09°34'47"W, 64.00', THENCE  
N75°35'10"W, 71.85', THENCE  
N13°57'02"E, 64.63', THENCE  
N73°13'23"W, 47.84', THENCE  
N04°36'58"E, 91.08', THENCE  
S79°29'19"E, 51.54', THENCE  
S19°19'48"E, 10.94', THENCE  
S80°25'13"E, 65.00' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 17,673 sq. ft. 0.4057 Ac. ±

#### SOLAR NOTE:

NO PROPERTY WITHIN THE AREA 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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

## Plat of Lot 3-A

Being a Replat of Lot 3 of the Plat of Lots 1,2,3, and 4 Lands of the Estate of Olympia Herrera, as shown on Plat filed March 13, 2001 in Volume 2001C, Folio 78, Lying within the Town of Atrisco Grant in Projected Section 24, T10N, R2E, N,M,P,M Albuquerque, Bernalillo County, NM

December 2012

LOT 3 UPC: 1-012-057-163-222-311-26

## DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THE SUBDIVISION HEREON DESCRIBED IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF AND SAID OWNERS AND PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNERS AND PROPRIETORS ALSO GRANT TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, WATER LINES, AND DRAINAGE FACILITIES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, WATER LINE, OR DRAINAGE FACILITY EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT

*John Lind*  
JOHN LIND

*Dolores Lind*  
DOLORES LIND

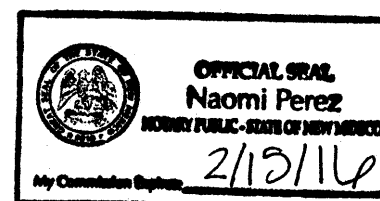
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

ON THIS 22<sup>nd</sup> DAY OF Jan, 2013 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC

COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

U.P.C. # 1-012-057-163-222-311-26  
PROPERTY OWNER OF RECORD: JOHN LIND AND DOLORES LIND

BERNALILLO COUNTY TREASURER'S OFFICE DATE

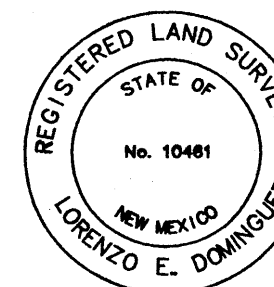
## Statement of Declaration and Purpose

THE PURPOSE OF THIS PLAT IS TO VACATE A 10' WIDE ACCESS EASEMENT TO LOT 4 AS PREVIOUSLY GRANTED ON PLAT VOLUME 2001C, FOLIO 78

## CERTIFICATE

I, LORENZO E. DOMINGUEZ, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

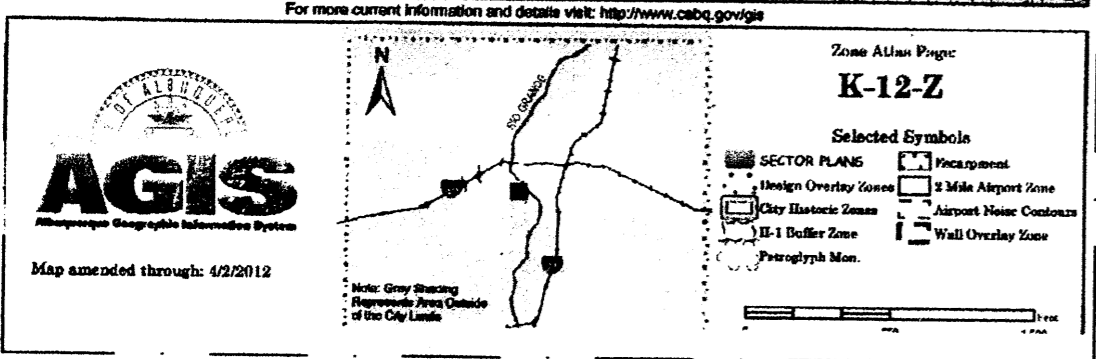
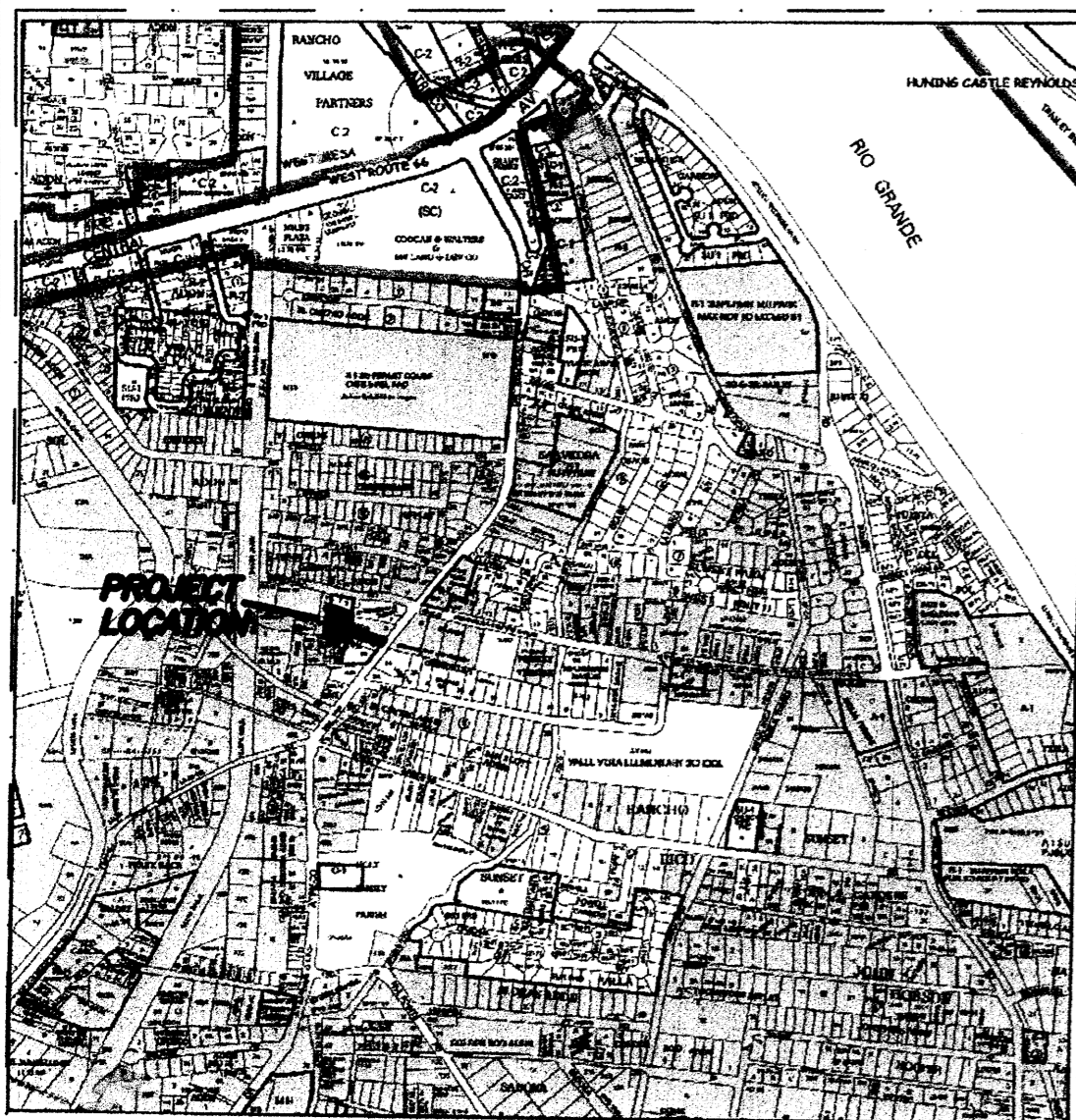
*Lorenzo E. Dominguez* 1/21/13  
LORENZO E. DOMINGUEZ N.M.L.S. No. 10461



## INDEXING INFORMATION

OWNERS(S): JOHN AND DOLORES LIND  
RECORDED DOCUMENT(S): DEED: DOC. NO. 2001035649  
SECTION, TOWNSHIP, RANGE: SEC.24, T.10N., R.2E., N.M.P.M.  
SUBDIVISION(S):  
PROJECT No. LIND Sheet 1 of 2

East Mountain Surveying Co.  
P.O. Box 1607  
Moriarty, N.M. 87035  
(505) 832-1731



#### LEGAL DESCRIPTION

LOT 3 AS SHOWN AND DESIGNATED ON PLAT OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOLUME 2001C, FOLIO 78 DATED 3/13/2001.

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December 2012

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*John Lind*  
JOHN LIND

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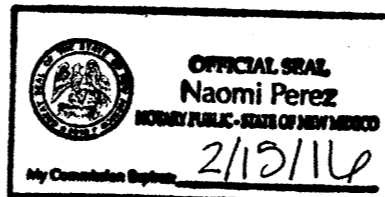
STATE OF NEW MEXICO

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NOTARY PUBLIC

COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

U.P.C. # 1-012-057-163-222-311-26

PROPERTY OWNER OF RECORD: JOHN LIND AND DOLORES LIND

BERNALILLO COUNTY TREASURER'S OFFICE *John Lind* DATE 3/25/13

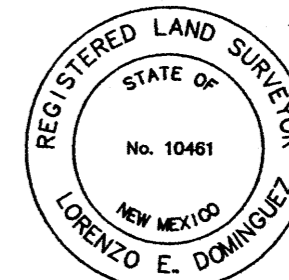
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*Lorenzo E. Dominguez* 1/21/13  
LORENZO E. DOMINGUEZ N.M.L.S. No. 10461



East Mountain Surveying Co.  
P.O. Box 1607  
Moriarty, N.M. 87035  
(505) 832-1731

DOC# 2013033050

03/25/2013 02:54 PM Page: 1 of 2  
ity: PLAT R \$25.00 B: 2013C P: 0024 M: Toulous Oliveira, Bernalillo Cou

### INDEXING INFORMATION

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SECTION, TOWNSHIP, RANGE: SEC.24, T.10N., R.2E., N.M.P.M.  
SUBDIVISION(S):  
PROJECT No. LIND  
Sheet 1 of 2

# LEGEND

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- ◆ = ACS MONUMENT
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- OHU— = OVERHEAD UTILITIES
- ⊕ = UTILITY POLE
- ( ) DENOTES RECORD DATA

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DOC. NO. 97104068

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PLAT: 2001C, FOLIO 78

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AND DOLORES PLAT VOLUME  
PLAT: 2001C, FOLIO 78

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Albuquerque, Bernalillo County, NM

December 2012

## SURVEY NOTES

THE BASIS OF BEARING FOR THIS SURVEY IS FROM NEW MEXICO  
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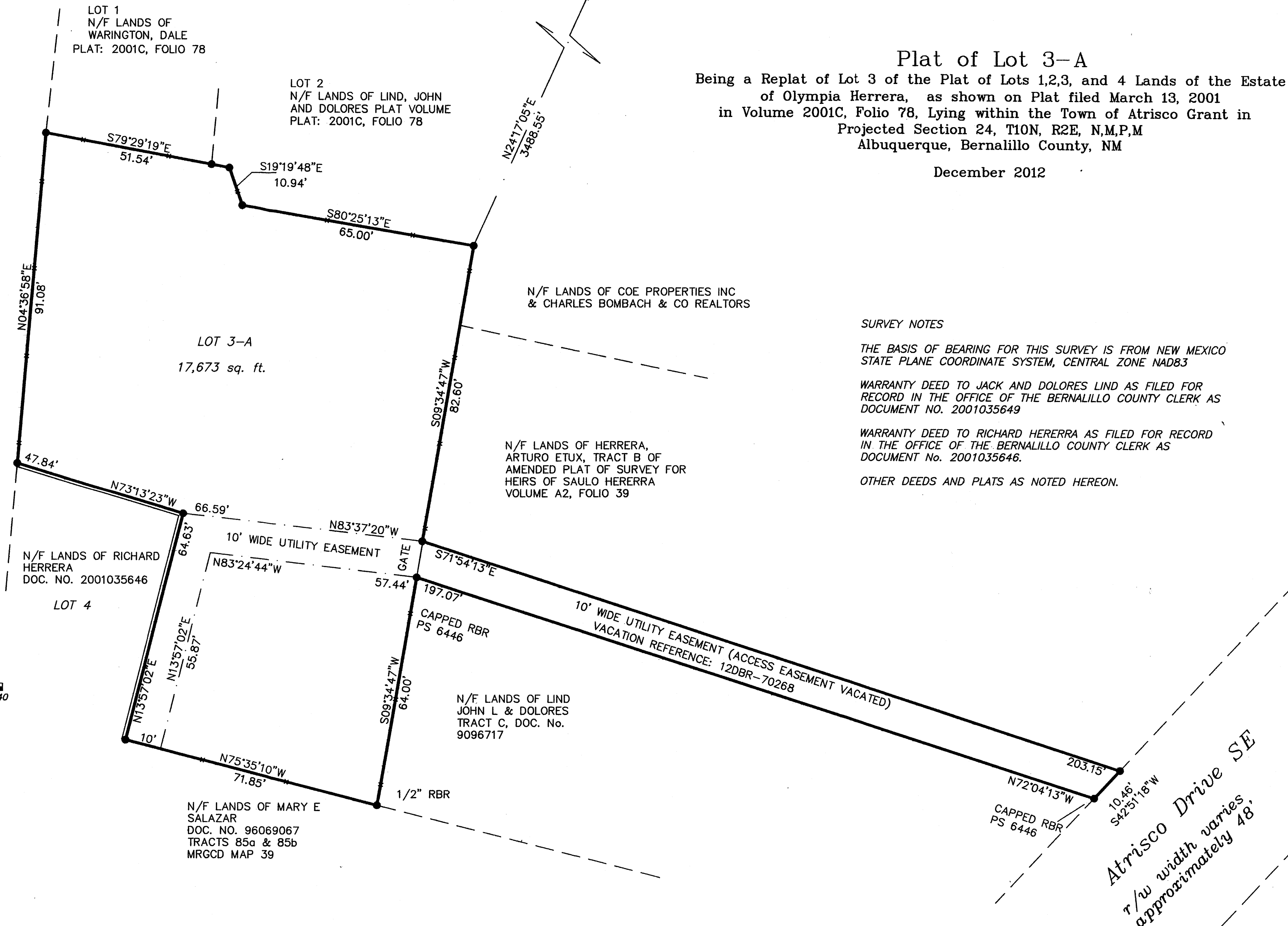
WARRANTY DEED TO JACK AND DOLORES LIND AS FILED FOR  
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WARRANTY DEED TO RICHARD HERERRA AS FILED FOR RECORD  
IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS  
DOCUMENT No. 2001035646.

OTHER DEEDS AND PLATS AS NOTED HEREON.



20 10 0 20 40  
SCALE: 1"=20'



East Mountain Surveying Co.  
P.O. Box 1607  
Moriarty, N.M. 87035  
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DOCH 2013033050

03/25/2013 02:54 PM Page: 2 of 2  
ityPLAT R \$25.00 B: 2013C P: 0024 M: Toulous Olivere, Bernalillo Cou

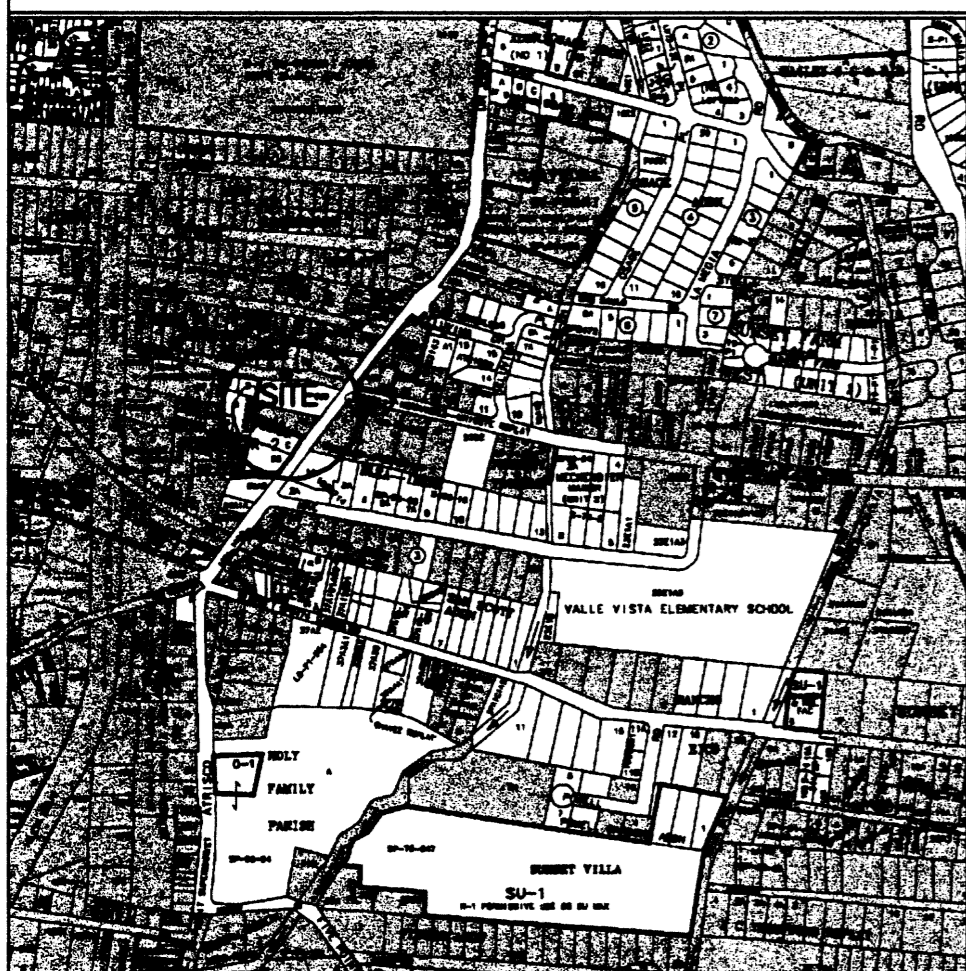
LOT 3 UPC: 1-012-057-163-222-311-26

## INDEXING INFORMATION

OWNERS(S): JOHN & DOLORES LIND  
RECORDED DOCUMENT(S): DEED: DOC. NO. 2001035649  
SECTION, TOWNSHIP, RANGE: SEC.24, T.10N., R.2E., N.M.P.M.  
SUBDIVISION(S):  
PROJECT No. LIND-2012 Sheet 2 of 2

VICINITY MAP (K-12)

NO SCALE



## LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: PK NAIL AND SHINER IN WALL

## SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. K-12
3. Current Zoning R-1
4. Gross acreage 0.6633 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of creating two lots from one existing lot.
7. TALOS LOG NO.: 2003061749

## NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "2-K12B", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: January 31, 2003.
4. Monuments recovered and accepted or set are noted on inscribed plat.
5. This plat shows all easements of record.
6. Record bearings in parenthesis. Record bearings from the following sources:  
Plat of survey recorded February 10, 2003 in Volume 2003S, page 15;  
\* - Plat of Frank J. Gonzalez Addition, rec. 3/1/1948 in Book C, Page 88.  
\*\* - Amended Plat of Heirs of Saulo Herrera, filed 6/13/1958 in Book A2, Page 39.  
\*\*\* - Plat of Lots 1, 2, 3, & 4 of the Lands of the Estate of Olympia Herrera, being Tract A, filed 3/13/2001 in Book 2001C, Page 78.
7. Six feet (6') of Public right-of-way on Atrisco Drive, SW, and a radius return to Gonzales Road, SW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.
8. Twenty foot (20') Private Sewer Easement across Lot 1 for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Lot 2.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 012 057 180 226 31138

PROPERTY OWNER OF RECORD:

Blea J. A.

BERNALILLO COUNTY TREASURER'S OFFICE

Bella Karamanoglou 4/9/03



COUNTY CLERK RECORDING LABEL HERE

## LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 24, T. 10N, R. 2E, NMPM, Albuquerque, Bernalillo County, New Mexico, Being known as Tract numbered 90-B, as the same shown on the Middle Rio Grande Conservancy District Property Map No. 39, and being more particularly described as follows:

BEGINNING at the Northeast corner of the property described herein, being a point of intersection of the Southerly right-of-way line of Gonzales Road, S.W. and the Westerly right-of-way line of Atrisco Drive, S.W., from which point ACS Control Monument "2-K12B" (x=370186.68, Y=1486727.16, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 08° 03' 59" E, a ground distance of 2435.21 feet; thence along the right-of-way line of Atrisco Road, S.W., S 38° 45' 45" W, 118.43 feet to the Southeast corner, being a point on said right-of-way line; thence, leaving said right-of-way line, N 78° 03' 51" W, 107.77 feet; thence N 81° 17' 37" W, 137.00 feet to the Southwest corner; thence N 09° 27' 05" E, 93.54 feet to the Northwest corner, being a point of the right-of-way line of Gonzales Road, S.W.; thence along said right-of-way line, S 86° 53' 13" E, 183.28 feet; thence continuing along said right-of-way line, S 74° 12' 16" E, 121.22 feet to the Point of Beginning and containing 0.6633 acres, more or less.

## FREE CONSENT

The creation of Lots 1 and 2 of LANDS OF COE/BOMBACH and dedication of additional right of way to Gonzales Road, SW and Atrisco Drive, SW 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 owners.

Steven Coe, authorized representative of Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation

Charles Bombach, authorized representative of Bombach & Company, a New Mexico Corporation, on behalf of said Corporation

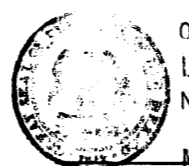
## ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 31st day of March, 2003, the foregoing instrument was acknowledged before me by Steven Coe, authorized representative of Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation, and Charles Bombach, authorized representative of Bombach & Company, a New Mexico Corporation, on behalf of said Corporation.

My Commission expires

Laurie B. Zamora  
Notary Public



OFFICIAL SEAL  
LAURIE B. ZAMORA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 12/15/03

# PLAT OF LOTS 1 AND 2 LANDS OF COE/BOMBACH ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 90-B, M.R.G.C.D. MAP 39  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SEC. 24, T. 10 N., R. 2 E, NMPM  
FEBRUARY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

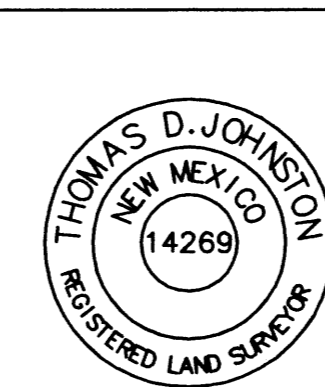
PROJECT NO. 1002471 APPLICATION NO. 03DRB-0000000533

<i>Sharon Matson</i> Planning Director, City of Albuquerque	<u>4/9/03</u> Date
<i>N/A</i> Property Management, City of Albuquerque	Date
<i>Rachel Davis</i> Traffic Engineer, City of Albuquerque	<u>4-09-03</u> Date
<i>Roger A. Green</i> Water Utilities Department, City of Albuquerque	<u>4/9/03</u> Date
<i>Chris Hall</i> City Surveyor, City of Albuquerque	<u>3/31/03</u> Date
<i>Christina Sandorff</i> Parks and Recreation, City of Albuquerque	<u>4/9/03</u> Date
<i>Rachel Davis</i> A.M.A.F.C.A.	<u>4-09-03</u> Date
<i>Bradley L. Bingham</i> City Engineer, City of Albuquerque	<u>4/9/03</u> Date

## SURVEYOR'S CERTIFICATE

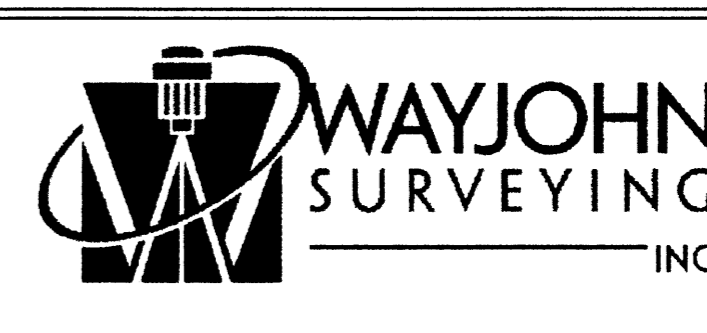
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, 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*  
Thomas D. Johnston, N.M.P.S. No. 14269



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: COE/BOMBACH  
LOCATION: PROJ. SEC. 24  
T. 10 N., R. 2 E., N.M.P.M.  
SUBDIVISION: TRACT 90-B  
MRGCD MAP 39

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-01-2003
CHECKED: T D J	DRAWING NO. SP20103.DWG	SHEET 1 OF 2



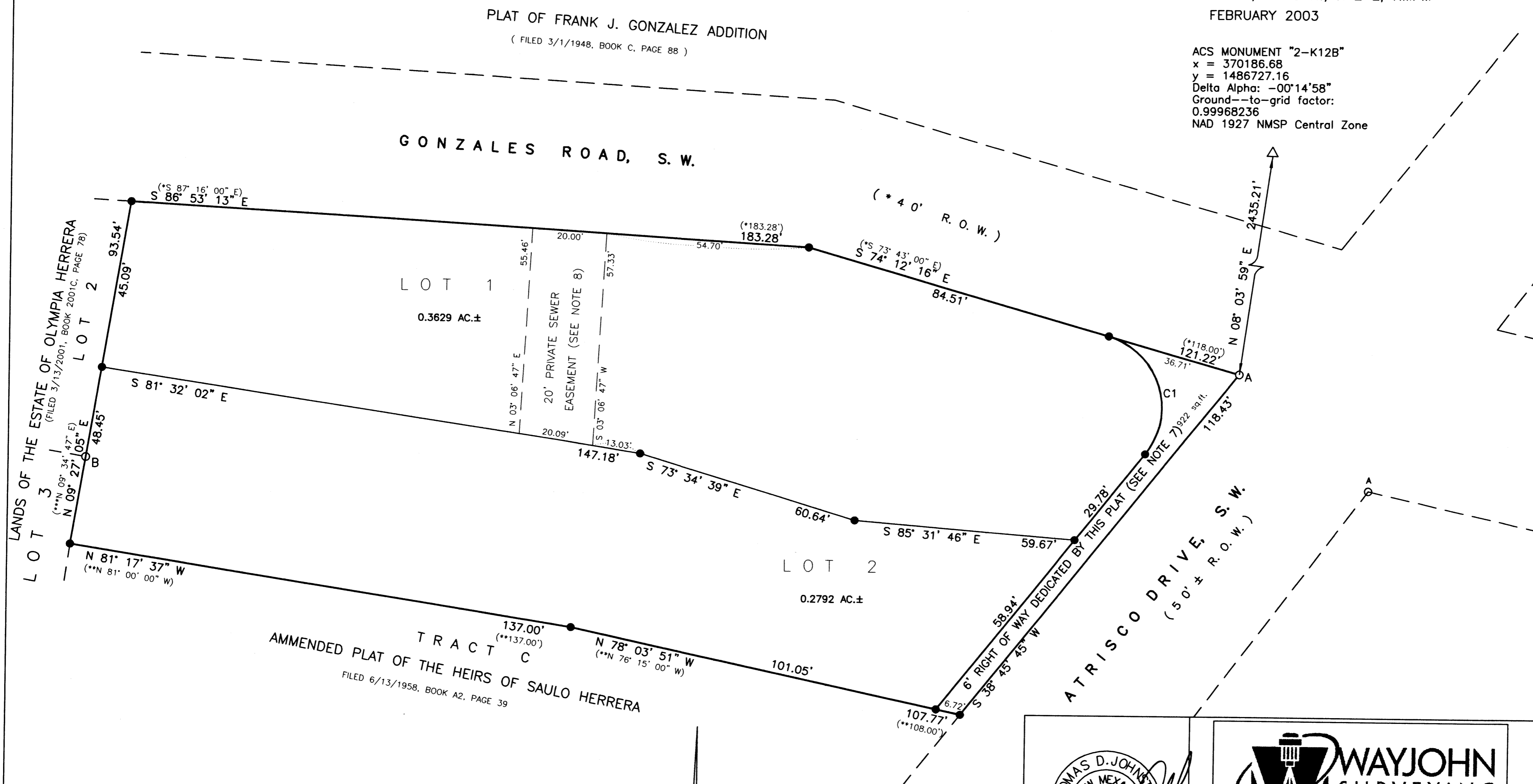
330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

  
 M HANSEN BORG CO PLAT R 12.6

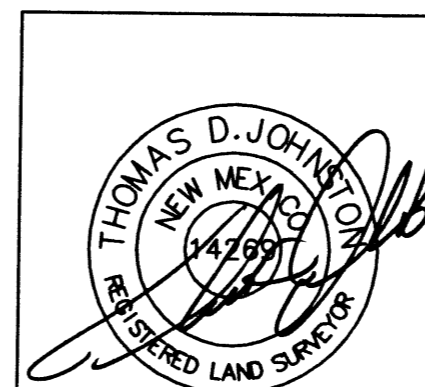
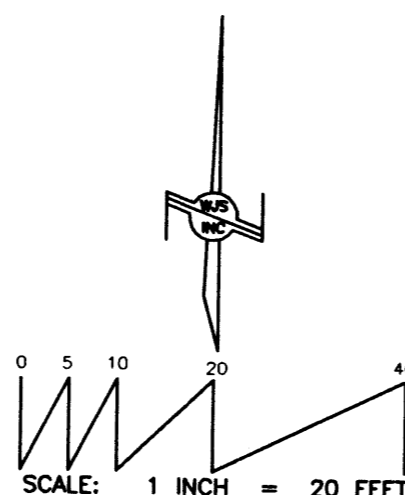
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Page: 2 of 2  
04/09/2003 04:06F  
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A REPLAT OF TRACT 90-B, M.R.G.C.D. MAP 39  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SEC. 24, T. 10 N., R 2 E, NMPM  
FEBRUARY 2003

ACS MONUMENT "2-K12B"  
x = 370186.68  
y = 1486727.16  
Delta Alpha: -00°14'58"  
Ground--to--grid factor:  
0.99968236  
NAD 1927 NMSP Central Zone



- SET #4 REBAR AND CAP "PS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: PK NAIL AND SHINER IN WALL



3.28.03



# WAYJOHN SURVEYING INC.

330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: COE/BOMBACH  
LOCATION: PROJ. SEC. 24  
T. 10 N., R. 2 E., N.M.P.M.  
SUBDIVISION: TRACT 90-B  
MRGCD MAP 39

K	DRAWN:	E W K
	CHECKED:	T D J
	DRAWING NO. SP20103.DWG	

SCALE:  
1" = 20'

4 FEB 200

FILE NO.	SP-2-01-2003
SHEET 2 OF 2	

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	20.00'	39.43'	112° 58' 03"	S 17° 43' 15" E, 33.35'

COUNTY CLERK RECORDING LABEL HERE

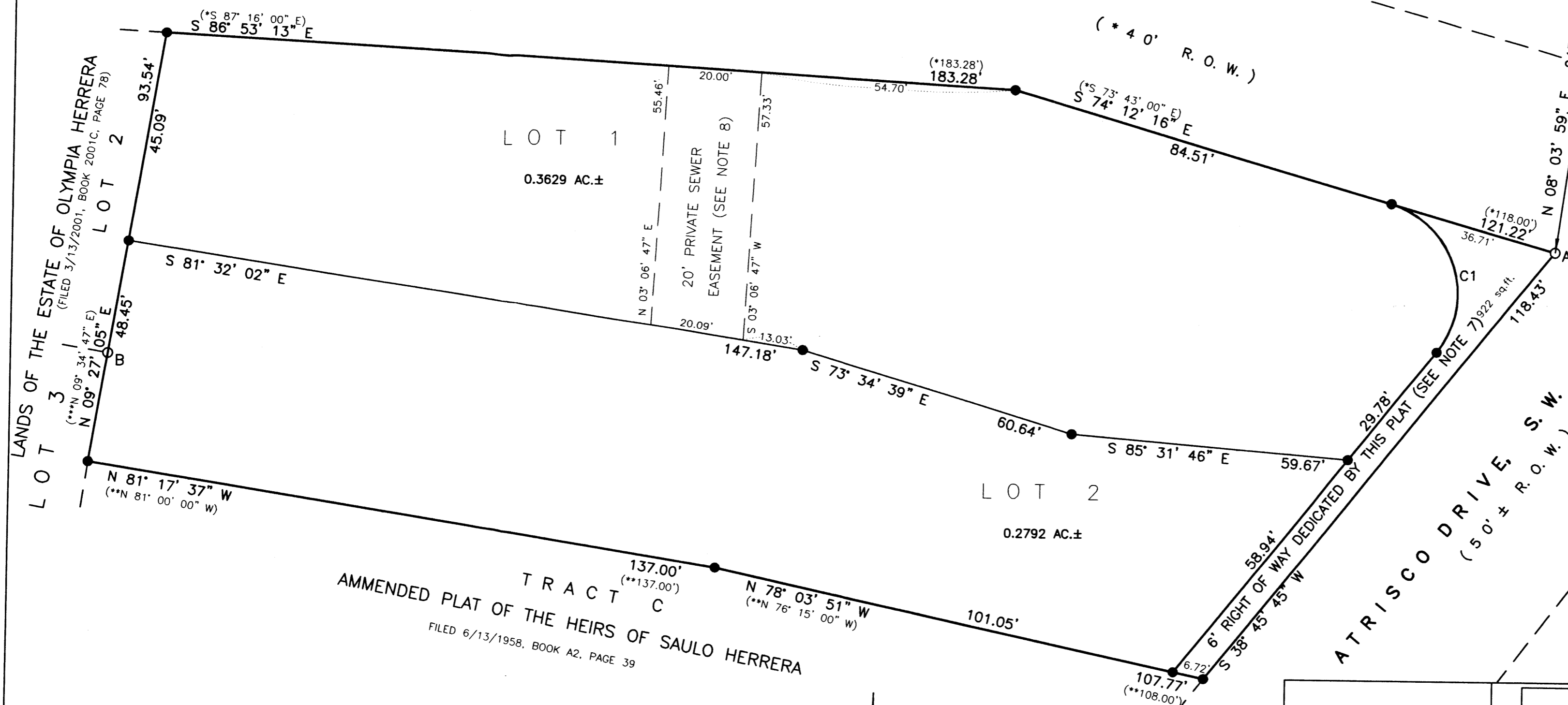
PLAT OF  
~~LOTS 1 AND 2~~  
**LANDS OF COE/BOMBACH**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 90-B, M.R.G.C.D. MAP 39  
 WITHIN THE TOWN OF ATRISCO GRANT  
 PROJECTED SEC. 24, T. 10 N., R 2 E, NMPM  
 FEBRUARY 2003

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 x = 370186.68  
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 NAD 1927 NMSP Central Zone

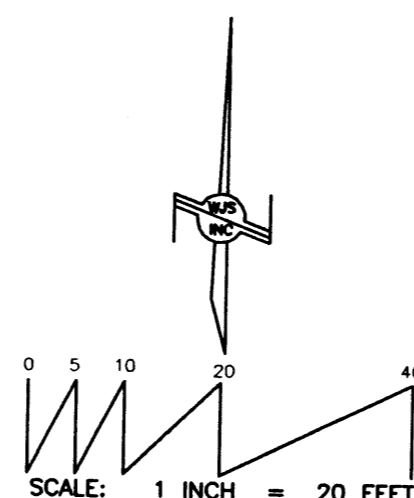
PLAT OF FRANK J. GONZALEZ ADDITION  
 ( FILED 3/1/1948, BOOK C, PAGE 88 )

GONZALES ROAD, S.W.

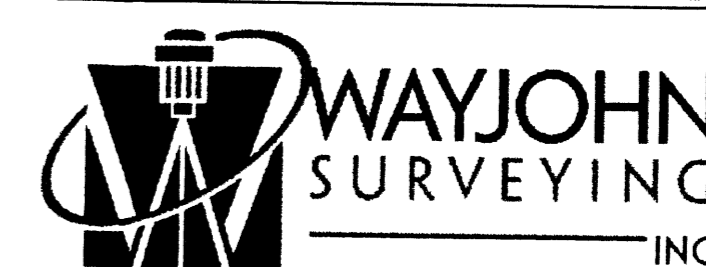
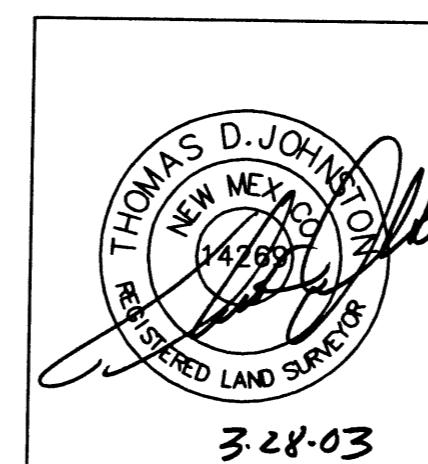


LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: PK NAIL AND SHINER IN WALL



PRELIMINARY PLAT  
 APPROVED BY DBO  
 ON 4/9/03



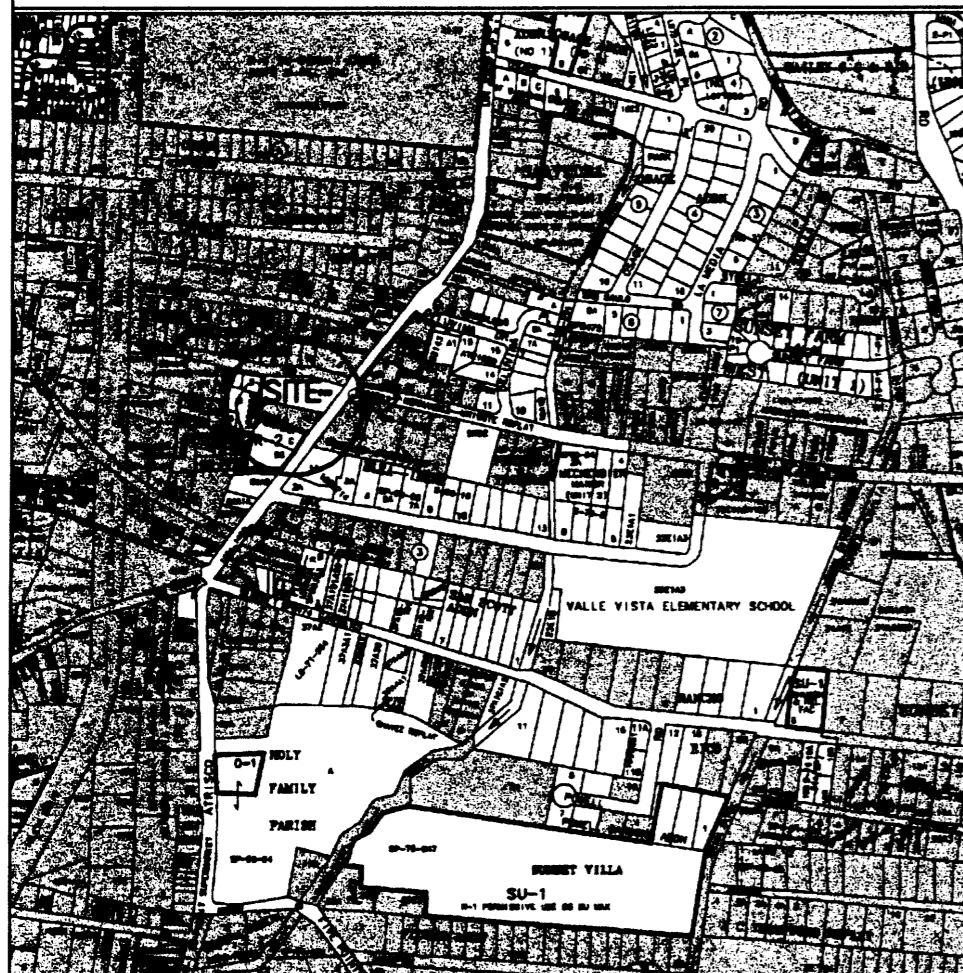
330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: COE/BOMBACH  
 LOCATION: PROJ. SEC. 24  
 T. 10 N., R. 2 E., N.M.P.M.  
 SUBDIVISION: TRACT 90-B  
 MROCD MAP 39

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-01-2003
CHECKED: T D J	DATE: 4 FEB 2003	SHEET 2 OF 2
DRAWING NO. SP20103.DWG		

VICINITY MAP (K-12)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS 1 AND 2  
LANDS OF COE/BOMBACH  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 90-B, M.R.G.C.D. MAP 39  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SEC. 24, T. 10 N., R 2 E, NMPM  
FEBRUARY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1002471 APPLICATION NO. 03DRB-00198

## LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 24, T. 10N, R. 2E, NMPM, Albuquerque, Bernalillo County, New Mexico, Being known as Tract numbered 90-B, as the same shown on the Middle Rio Grande Conservancy District Property Map No. 39, and being more particularly described as follows:

BEGINNING at the Northeast corner of the property described herein, being a point of intersection of the Southerly right-of-way line of Gonzales Road, S.W. and the Westerly right-of-way line of Atrisco Drive, S.W., from which point ACS Control Monument "2-K12B" (x=370186.68, Y=1486727.16, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 08° 03' 59" E, a ground distance of 2435.21 feet; thence along the right-of-way line of Atrisco Road, S.W., S 38° 45' 45" W, 118.43 feet to the Southeast corner, being a point on said right-of-way line; thence, leaving said right-of-way line, N 78° 03' 51" W, 107.77 feet; thence N 81° 17' 37" W, 137.00 feet to the Southwest corner; thence N 09° 27' 05" E, 93.54 feet to the Northwest corner, being a point of the right-of-way line of Gonzales Road, S.W.; thence along said right-of-way line, S 86° 53' 13" E, 183.28 feet; thence continuing along said right-of-way line, S 74° 12' 16" E, 121.22 feet to the Point of Beginning and containing 0.6633 acres, more or less.

## LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: PK NAIL AND SHINER IN WALL

## SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. K-12
3. Current Zoning R-1
4. Gross acreage 0.6633 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of creating two lots from one existing lot.
7. TALOS LOG NO.: 2003061749

## NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "2-K12B", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: January 31, 2003.
4. Monuments recovered and accepted or set are noted on inscribed plat.
5. This plat shows all easements of record.
6. Record bearings in parenthesis. Record bearings from the following sources:  
Plat of survey recorded February 10, 2003 in Volume 2003S, page 15;  
\* - Plat of Frank J. Gonzalez Addition, rec. 3/1/1948 in Book C, Page 88.  
\*\* - Ammended Plat of Heirs of Saulo Herrera, filed 6/13/1958 in Book A2, Page 39.  
\*\*\* - Plat of Lots 1, 2, 3, & 4 of the Lands of the Estate of Olympia Herrera, being Tract A, filed 3/13/2001 in Book 2001C, Page 78.
7. Six feet (6') of Public right-of-way on Atrisco Drive, SW, and a radius return to Gonzales Road, SW, has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.
8. Twenty foot (20') Private Sewer Easement across Lot 1 for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Lot 2.

## FREE CONSENT

The creation of Lots 1 and 2 of LANDS OF COE/BOMBACH and dedication of additional right of way to Gonzales Road, SW and Atrisco Drive, SW 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 owners.

Steven Coe, authorized representative of Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation

Charles Bombach, authorized representative of Bombach & Company, a New Mexico Corporation, on behalf of said Corporation

## ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 31st day of March, 2003, the foregoing instrument was acknowledged before me by Steven Coe, authorized representative of Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation, and Charles Bombach, authorized representative of Bombach & Company, a New Mexico Corporation, on behalf of said Corporation.



OFFICIAL SEAL  
LAURIE B. ZAMORA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission expires

My commission expires: 12/15/03

Laurie B. Zamora  
Notary Public

Planning Director, City of Albuquerque Date

Property Management, City of Albuquerque Date

Traffic Engineer, City of Albuquerque Date

Water Utilities Department, City of Albuquerque Date

MB 3/31/03  
City Surveyor, City of Albuquerque Date

Parks and Recreation, City of Albuquerque Date

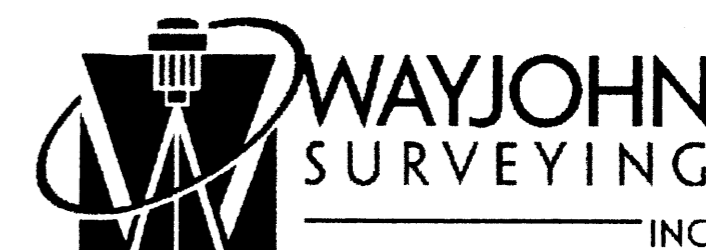
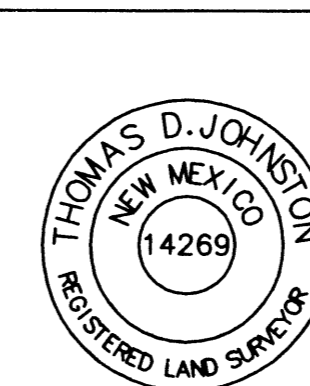
A.M.A.F.C.A. Date

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.

Thomas D. Johnston 3.28.03  
Thomas D. Johnston, N.M.P.S. No. 14269



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: COE/BOMBACH  
LOCATION: PROJ. SEC. 24  
T. 10 N., R. 2 E., N.M.P.M.  
SUBDIVISION: TRACT 90-B  
MRGCD MAP 39

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-01-2003
CHECKED: T D J	4 FEB 2003	SHEET 1 OF 2
DRAWING NO. SP20103.DWG		

# LEGEND

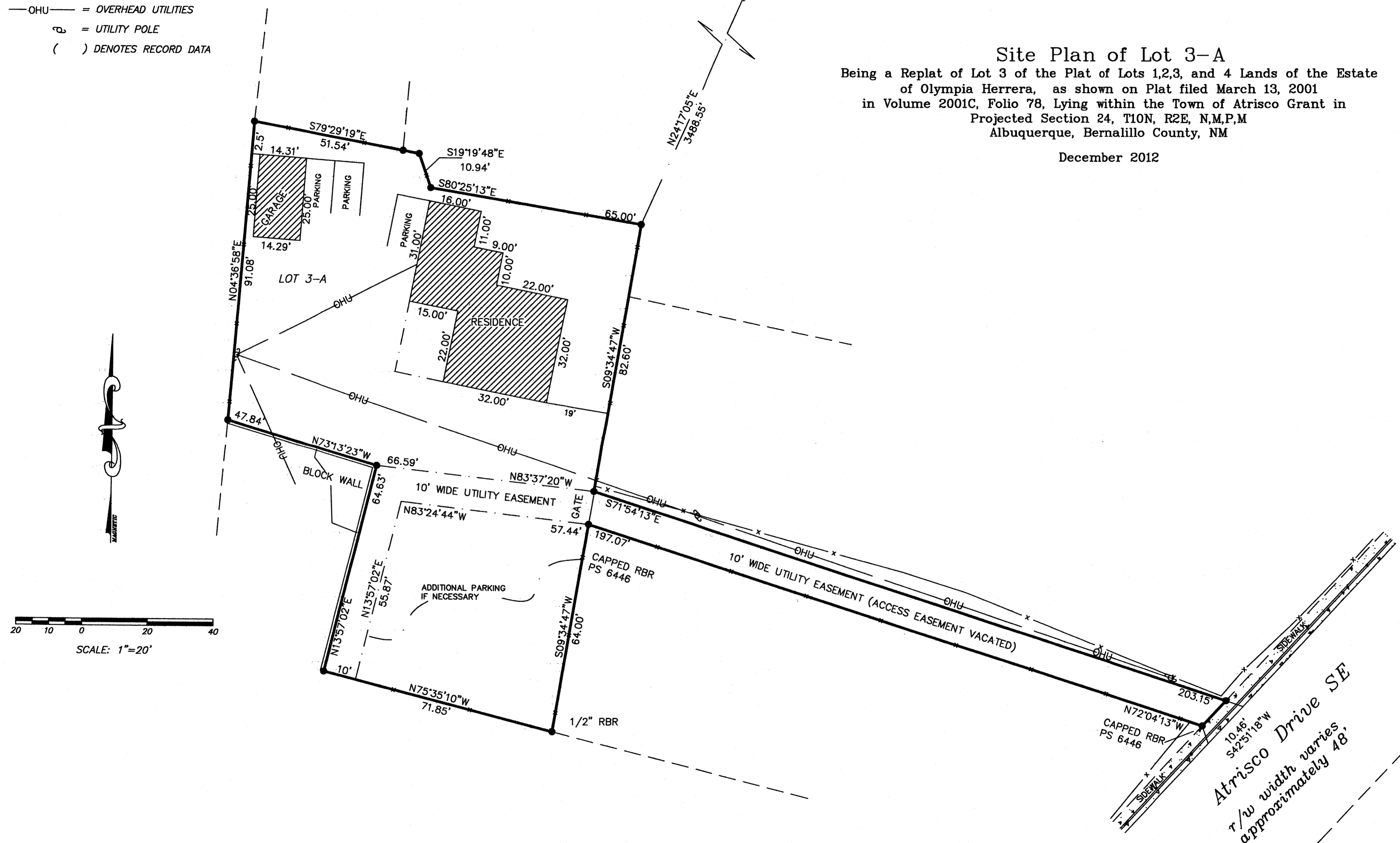
- ⊙ = CAPPED REBARS SET (LS 10461)
- = POINTS FOUND CIP PS 10461 OR AS NOTED
- ◆ = ACS MONUMENT
- x-x-x-x- = EXISTING WIRE FENCE
- OHU- = OVERHEAD UTILITIES
- ⊕ = UTILITY POLE
- ( ) DENOTES RECORD DATA

ACS MONUMENT 15-J12

## Site Plan of Lot 3-A

Being a Replat of Lot 3 of the Plat of Lots 1,2,3, and 4 Lands of the Estate of Olympia Herrera, as shown on Plat filed March 13, 2001 in Volume 2001C, Folio 78, Lying within the Town of Atrisco Grant in Projected Section 24, T10N, R2E, N,M,P,M Albuquerque, Bernalillo County, NM

December 2012



Atrisco Drive SE  
r/w width varies  
approximately 48'

East Mountain Surveying Co.  
P.O. Box 1607  
Moriarty, N.M. 87035  
(505) 832-1731

LOT 3 UPC: 1-012-057-163-222-311-26

## LOCATION INFORMATION

OWNERS(S): JOHN & DOLORES LIND  
RECORDED DOCUMENT(S): DEED: DOC. NO. 2001035649  
SECTION, TOWNSHIP, RANGE: SEC.24, T.10N., R.2E., N.M.P.M.  
SUBDIVISION(S):  
PROJECT No. LIND-2012