

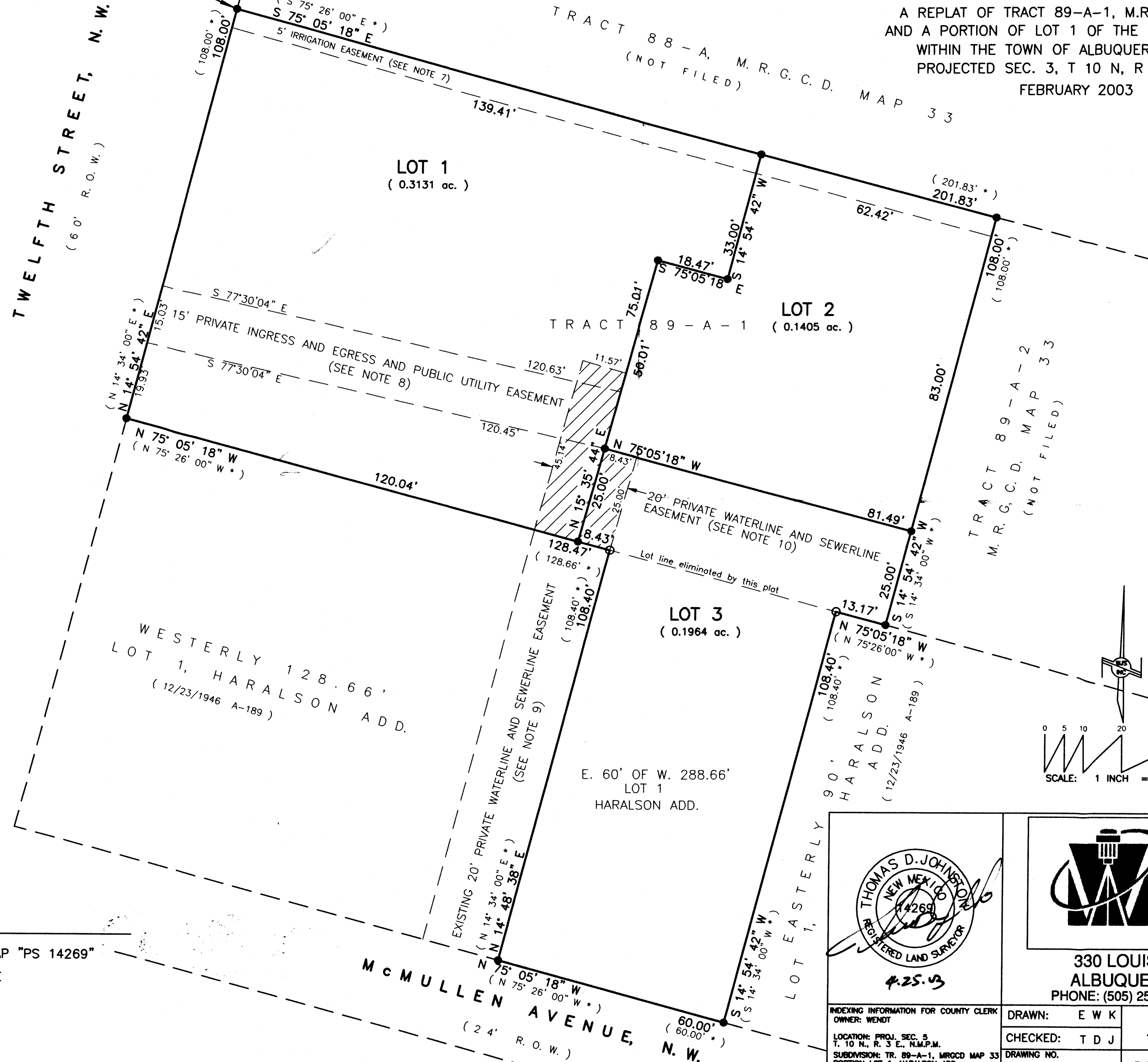
ACS MONUMENT "6-G13A RESET"
 x = 375,498.02
 y = 1,500,656.54
 Delta Alpha: -00°14'22"
 Ground-to-grid factor:
 0.9996802
 NAD 1927 NMSP Central Zone

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
 LOTS 1, 2, AND 3
 LANDS OF WENDT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 89-A-1, M.R.G.C.D. MAP 33
 AND A PORTION OF LOT 1 OF THE HARALSON ADDITION
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SEC. 3, T 10 N, R 3 E, NMPM
 FEBRUARY 2003

TRACT 88-A, M. R. G. C. D. MAP 33
 (NOT FILED)

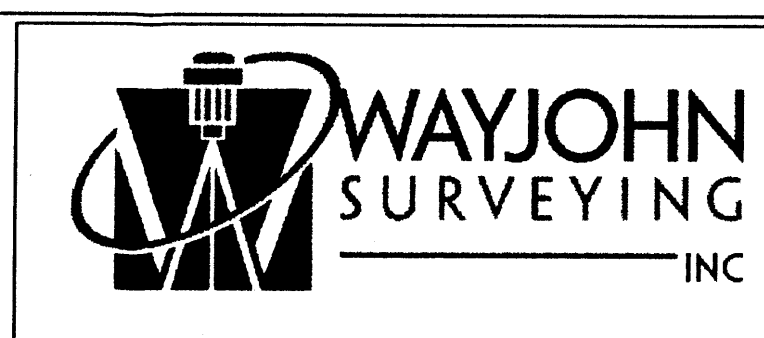
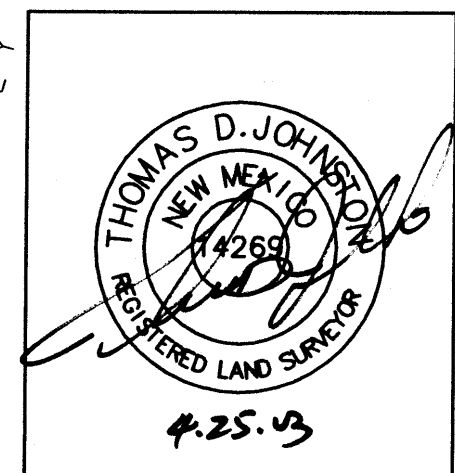


WESTERLY 128.66'
 LOT 1, HARALSON ADD.
 (12/23/1946 A-189)

E. 60' OF W. 288.66'
 LOT 1
 HARALSON ADD.

LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND 1/2" IRON PIPE



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

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: WENDT
 LOCATION: PROJ. SEC. 3
 T. 10 N., R. 3 E., N.M.P.M.
 SUBDIVISION: TR. 89-A-1, MRGCD MAP 33
 PORTION LOT 1, HARALSON ADD.

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-02-2003
CHECKED: T D J	DRAWING NO. SP20203.DWG	SHEET 2 OF 2

133

VICINITY MAP (K-12)

NO SCALE



SITE

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. G-14
- Current Zoning R-1
- Gross acreage 0.6500 ac.
- Total Number of Lots created - 2 -
- This plat has been prepared for the purposes of creating three lots from two existing lots and granting of private easements.
- TALOS LOG NO.: 2003110195

NOTES

- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "6-G13A", found monuments and adjacent subdivision plats.
- All distances are ground.
- Date of field survey: February 18, 2003.
- Monuments recovered and accepted or set are noted on inscribed plat.
- This plat shows all easements of record.
- Record bearings in parenthesis. Record bearings from the following sources:
 - * - Plat of Haralson Addition, rec. 12/23/1946 in Book A, Page 189.
- A Five foot (5') irrigation easement for the benefit of Tract 89-A-2, MRGCD Map 33, is granted by this plat.
- A fifteen foot (15') ingress, egress, and public utility easement for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner of Lot 2.
- A twenty foot (20') private waterline and private sewerline easement for the benefit of Lot 2 is granted by document recorded April 11, 2003 in Book A53, Page 9169 as document no. 2003059290. Maintenance of this easement is the responsibility of the owner of Lot 2.
- A twenty foot (20') private waterline and private sewerline easement for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner of Lot 2.
- The east 60 feet of the west 288.66 feet of Lot 1 of the Haralson Addition was created by deed recorded 10/7/1950 in Book D166, Page 447.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 060 048 128 30564, 1 014 060 050 118 30560

PROPERTY OWNER OF RECORD:
WENDT, WILLIAM W. & MARY F.
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1, 2, AND 3
LANDS OF WENDT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 89-A-1, M.R.G.C.D. MAP 33
AND A PORTION OF LOT 1 OF THE HARALSON ADDITION
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SEC. 3, T 10 N, R 3 E, NMPM
FEBRUARY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. _____ APPLICATION NO. _____

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 _____
Thomas D. Johnston 4-28-03
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 _____

LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 5, T. 10N, R. 3E, NMPM, Albuquerque, Bernalillo County, New Mexico, Being known as Tract numbered 89-A-1, as the same shown on the Middle Rio Grande Conservancy District Property Map No. 33, and a portion of Lot numbered One (1) of the HARALSON ADDITION, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 23, 1946, in Volume A, folio 189 and created by deed filed October 7, 1950, in Book D166, page 447, and being more particularly described as follows:

BEGINNING at the Northwest corner of the property described herein, being a point on the Easterly Right-of-Way line of Twelfth Street, N.W., from which point ACS Control Monument "6-G13A RESET" (x=375498.02, Y=1500856.54, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 67° 15' 27" W, a ground distance of 3640.94 feet distance; THENCE leaving said Right-of-Way line, S 75° 05' 18" E, 201.83 feet to the Northeast corner; THENCE S 14° 54' 42" W, 108.00 feet; THENCE N 75° 05' 18" W, 13.17 feet; THENCE S 14° 54' 42" W, 108.40 feet to the Southeast corner, being a point on the Northerly Right-of-Way line of McMullen Avenue, N.W.; THENCE along said Right-of-Way line, N 75° 05' 18" W, 60.00 feet to the Southwest corner; THENCE, leaving said Right-of-Way line, N 14° 48' 38" E, 108.40 feet; THENCE N 75° 05' 18" W, 128.47 feet to a point on said Easterly Right-of-Way line; THENCE along said Right-of-Way line, N 14° 54' 42" E, 108.00 feet to the Point of Beginning and containing 0.6500 acres, more or less.

FREE CONSENT

The creation of Lots 1, 2, and 3 of LANDS OF WENDT and granting of a private water and sewer easement and a private ingress/egress and public utility easement is with the free consent and in accordance with the desires of the undersigned owners.

William W. Wendt
William W. Wendt, owner

Mary F. Wendt
Mary F. Wendt, owner

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 28th day of April, 2003, the foregoing instrument was acknowledged before me by William W. Wendt and Mary F. Wendt.

My Commission expires

January 5, 2005.

Samawi A. Pickett
Notary Public



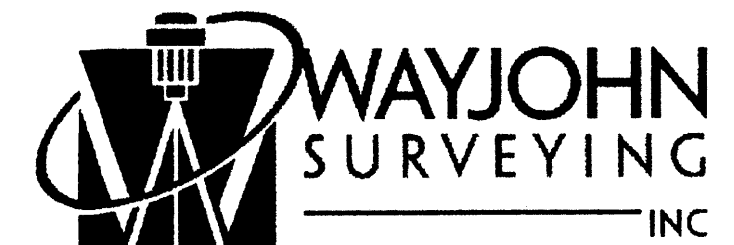
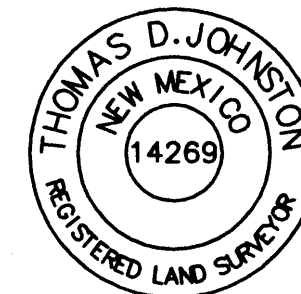
OFFICIAL SEAL
SAMAWI A. PICKETT
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 1/5/05

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.

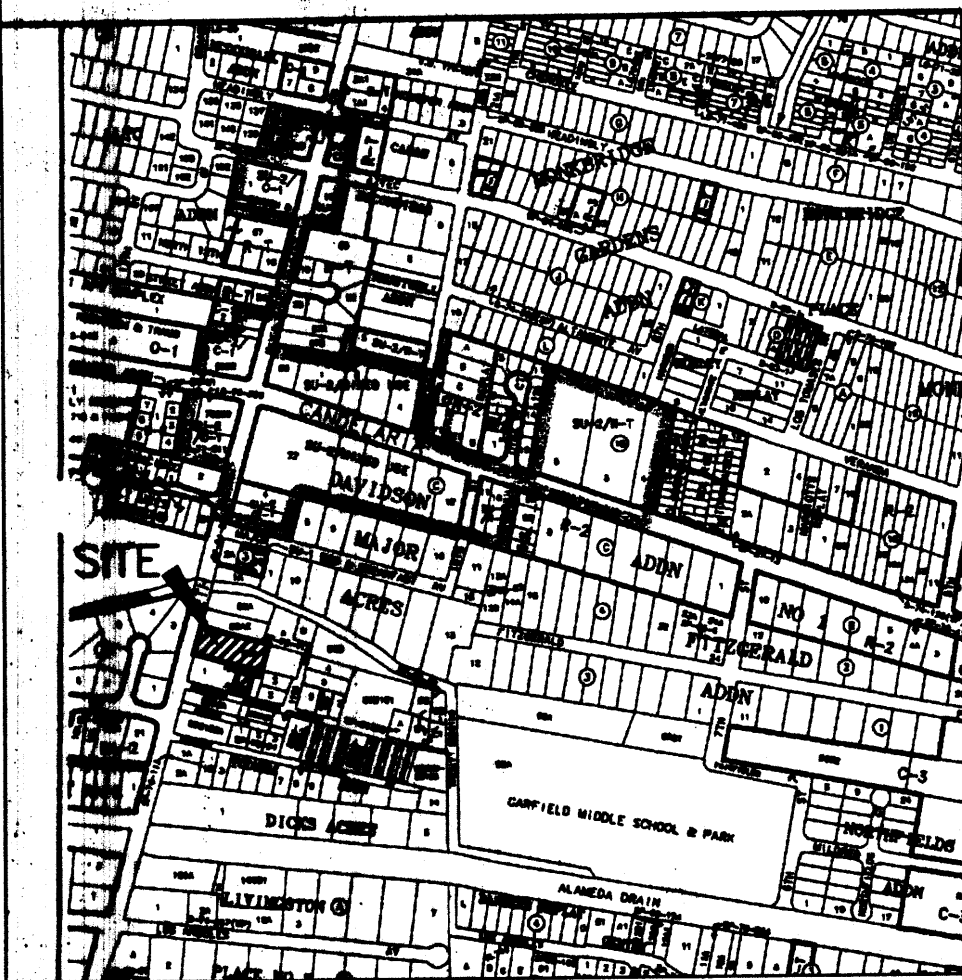
Thomas D. Johnston 4-25-03
Thomas D. Johnston, N.M.P.S. No. 14269



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: WENDT	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-02-2003
LOCATION: PROJ. SEC. 5, T. 10 N., R. 3 E., N.M.P.M. SUBDIVISION: TR. 89-A-1, MRGCD MAP 33 PORTION LOT 1, HARALSON ADD.	CHECKED: T D J	DATE: 24 FEB 2003	SHEET 1 OF 2
	DRAWING NO. SP20203.DWG		

VICINITY MAP (K-12) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1, 2, AND 3
LANDS OF WENDT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 89-A-1, M.R.G.C.D. MAP 33
AND A PORTION OF LOT 1 OF THE HARALSON ADDITION
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SEC. 3, T 10 N, R 3 E, NMPM
FEBRUARY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1002530 APPLICATION NO. 03 DRB-00709-

LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 5, T. 10N, R. 3E, NMPM, Albuquerque, Bernalillo County, New Mexico, being known as Tract numbered 89-A-1, as the same shown on the Middle Rio Grande Conservancy District Property Map No. 33, and a portion of Lot numbered One (1) of the HARALSON ADDITION, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 23, 1946, in Volume A, folio 189 and created by deed filed October 7, 1950, in Book D166, page 447, and being more particularly described as follows:

BEGINNING at the Northwest corner of the property described herein, being a point on the Easterly Right-of-Way line of Twelfth Street, N.W., from which point ACS Control Monument "6-G13A RESET" (x=375498.02, Y=1500656.54, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 67° 15' 27" W, a ground distance of 3640.94 feet distance; THENCE leaving said Right-of-Way line, S 75° 05' 18" E, 201.83 feet to the Northeast corner; THENCE S 14° 54' 42" W, 108.00 feet; THENCE N 75° 05' 18" W, 13.17 feet; THENCE S 14° 54' 42" W, 108.40 feet to the Southeast corner, being a point on the Northerly Right-of-Way line of McMullen Avenue, N.W.; THENCE along said Right-of-Way line, N 75° 05' 18" W, 60.00 feet to the Southwest corner; THENCE, leaving said Right-of-Way line, N 14° 48' 38" E, 108.40 feet; THENCE N 75° 05' 18" W, 128.47 feet to a point on said Easterly Right-of-Way line; THENCE along said Right-of-Way line, N 14° 54' 42" E, 108.00 feet to the Point of Beginning and containing 0.6500 acres, more or less.

FREE CONSENT

The creation of Lots 1, 2, and 3 of LANDS OF WENDT and granting of a private water and sewer easement and a private ingress/egress and public utility easement is with the free consent and in accordance with the desires of the undersigned owners.

William W. Wendt
William W. Wendt, owner

Mary F. Wendt
Mary F. Wendt, owner

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 25th day of April, 2003, the foregoing instrument was acknowledged before me by William W. Wendt and Mary F. Wendt.

My Commission expires

January 5, 2005.

Samawi A. Pickett
Notary Public



OFFICIAL SEAL
SAMAWI A. PICKETT
NOTARY PUBLIC-STATE OF NEW MEXICO

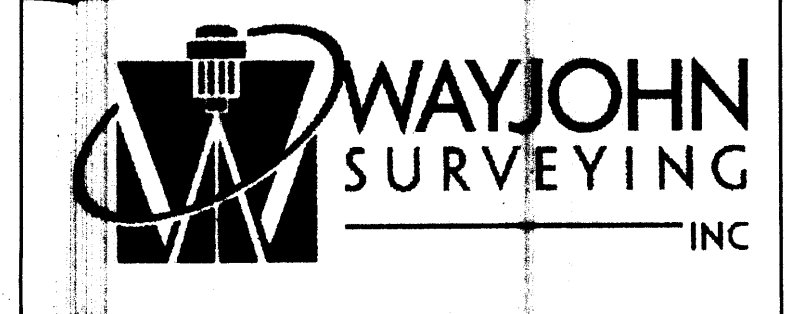
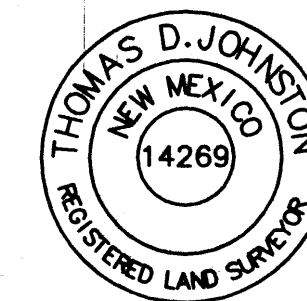
My commission expires: 1/5/05

<i>Sharon Matson</i> Planning Director, City of Albuquerque	<u>5/14/03</u>	Date
<i>N/A</i>		Date
<i>Richard Dault</i> Traffic Engineer, City of Albuquerque	<u>5-6-03</u>	Date
<i>Korger & Deane</i> Water Utilities Department, City of Albuquerque	<u>5-6-03</u>	Date
<i>John B. Johnston</i> City Surveyor, City of Albuquerque	<u>4-28-03</u>	Date
<i>Christina Sandora</i> Parks and Recreation, City of Albuquerque	<u>5/13/03</u>	Date
<i>Richard Dault</i> A.M.A.F.C.A.	<u>5-6-03</u>	Date
<i>Beads L. Bigham</i> City Engineer, City of Albuquerque	<u>5/8/03</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. #6, 1000



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: WENDT	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-02-2003
LOCATION: PROJ. SEC. 5 T. 10 N., R. 3 E., N.M.P.M.	CHECKED: T D J	DRAWING NO. SP2003.DWG	SHEET 1 OF 2
SUBDIVISION: TR. 89-A-1, MROCD MAP 33 PORTION LOT 1, HARALSON ADD.		24 FEB 2003	

SUBDIVISION DATA 1002530

- DRB Proj. No.
- Zone Atlas Index No. G-14
- Current Zoning R-1
- Gross acreage 0.6500 ac.
- Total Number of Lots created - 2 -
- This plat has been prepared for the purposes of creating three lots from two existing lots and granting of private easements.
- TALOS LOG NO.: 2003110195

NOTES

- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "6-G13A", found monuments and adjacent subdivision plats.
- All distances are ground.
- Date of field survey: February 18, 2003.
- Monuments recovered and accepted or set are noted on inscribed plat.
- This plat shows all easements of record.
- Record bearings in parenthesis. Record bearings from the following sources:
* - Plat of Haralson Addition, rec. 12/23/1946 in Book A, Page 189.
- A Five foot (5') irrigation easement for the benefit of Tract 89-A-2, MROCD Map 33, is granted by this plat.
- A fifteen foot (15') ingress, egress, and public utility easement for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner of Lot 2.
- A twenty foot (20') private waterline and private sewerline easement for the benefit of Lot 2 is granted by document recorded April 11, 2003 in Book AS3, Page 9169 as document no. 2003059290. Maintenance of this easement is the responsibility of the owner of Lot 2.
- A twenty foot (20') private waterline and private sewerline easement for the benefit of Lot 2 is granted by this plat. Maintenance of this easement is the responsibility of the owner of Lot 2.
- The east 60 feet of the west 288.66 feet of Lot 1 of the Haralson Addition was created by deed recorded 10/7/1950 in Book D166, Page 447.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 060 048 128 30564, 1 014 060 050 118 30560

PROPERTY OWNER OF RECORD:
WENDT, WILLIAM W. & MARY F.

BERNALILLO COUNTY TREASURER'S OFFICE

Danny Vigil 15 May 03

ACS MONUMENT "6-G13A RESET"
 x = 375,498.02
 y = 1,500,656.54
 Delta Alpha: -00°14'22"
 Ground-to-grid factor:
 0.9996802
 NAD 1927 NMSP Central Zone

PLAT OF
 LOTS 1, 2, AND 3
 LANDS OF WENDT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT 89-A-1, M.R.G.C.D. MAP 33
 AND A PORTION OF LOT 1 OF THE HARALSON ADDITION
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SEC. 3, T 10 N, R 3 E, NMPM
 FEBRUARY 2003

COUNTY CLERK RECORDING LABEL HERE

TRACT 88-A, M. R. G. C. D. MAP 33
 (NOT FILED)

TRACT 89-A-2
 M. R. G. C. D. MAP 33
 (NOT FILED)

TWELFTH STREET, N. W.
 (60' R.O.W.)

WESTERLY 128.66'
 LOT 1, HARALSON ADD.
 (12/23/1946 A-189)

McMULLEN AVENUE, N. W.
 (24' R.O.W.)

LOT 1
 (0.3131 ac.)

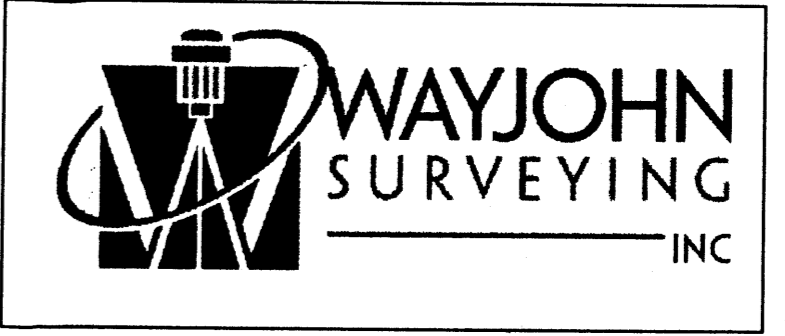
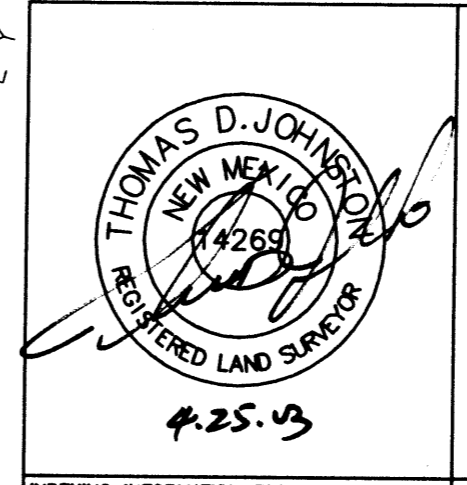
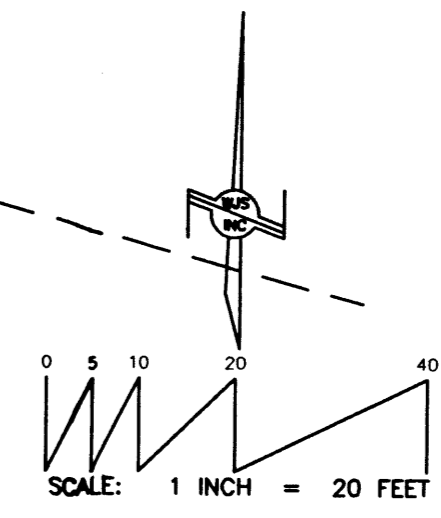
LOT 2
 (0.1405 ac.)

LOT 3
 (0.1964 ac.)

E. 60' OF W. 288.66'
 LOT 1
 HARALSON ADD.

LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND 1/2" IRON PIPE



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 ALBUQUERQUE, N.M. 87108
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INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: WENDT
 LOCATION: PROJ. SEC. 5
 T. 10 N., R. 3 E., N.M.P.M.
 SUBDIVISION: TR. 89-A-1, MRGCD MAP 33
 PORTION LOT 1, HARALSON ADD.

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-02-2003
CHECKED: T D J	DRAWING NO. SP20203.DWG	SHEET 2 OF 2
24 FEB 2003		

