

SUBDIVISION DATA / NOTES:

1. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
2. TOTAL GROSS ACRES: [LOTS 16, 17 & 18]: 0.5163 ACRES
3. NUMBER OF EXISTING TRACTS : THREE(3)
4. NUMBER OF TRACTS CREATED : ONE(1)
5. DRAINAGE NOTE: THERE ARE NO ADVERSE DRAINAGE ISSUES AFFECTING THESE TRACTS, AS SHOWN HEREON.
6. PURPOSE STATEMENT: THE PURPOSE OF THIS REPLAT IS TO CONSOLIDATE THE EXISTING LOTS 16, 17 & 18, OF THE "WAGGOMAN-DENISON ADDITION" AND TO REPLAT SAID LOTS AS LOT 18-A.
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.
11. T.A.L.O.S. LOG NUMBER: 2003030443
12. ZONE ATLAS PAGE: K-20
13. MILES OF FULL WIDTH STREETS CREATED: 0
14. THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0358 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
15. THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES: UPC# 102005721905330512
16. THE PROPERTY, SHOWN HEREON, LIES WITHIN THE SW QUARTER OF PROJECTED SECTION 20, T.10 N., R.4 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: "WAGGOMAN-DENISON ADDITION", PREPARED BY ROSS-BEYER ENGINEERING, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 24th, 1945, IN BOOK C, PAGE 191.

LEGAL DESCRIPTION:

A TRACT OR TRACT(S) OF LAND COMPRISING OF LOTS NUMBERED SIXTEEN(16), SEVENTEEN(17), AND EIGHTEEN(18), OF THE "WAGGOMAN-DENISON ADDITION", AS THE SAME SHOWN AND DESIGNATED ON THE SURVEY PLAT THEREOF, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO, ON MAY 24th, 1945, IN PLAT BOOK C, PAGE 191. THE PROPERTIES SHOWN ARE NOW BEING KNOWN AS LOT 18-A, BLOCK 8 OF THE "WAGGOMAN-DENISON ADDITION".

RECORDING STAMP

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.

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 LOT CONSOLIDATION 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.

E.J. Walton & Marlene Walton 1-31-03
 E.J. WALTON & MARLENE WALTON, TRUSTEES WALTON FAMILY TRUST DATE
 ADDRESS : 9401 CENTRAL N.E., ALBUQUERQUE, NEW MEXICO 87123.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF Jan Feb, 2003, BY E.J. WALTON & MARLENE WALTON, TRUSTEES WALTON FAMILY TRUST.
Julius C. [Signature] MY COMMISSION EXPIRES 1-23-2006
 NOTARY SIGNATURE

PLAT OF
 LOT 18-A, BLOCK 8,
 "WAGGOMAN-DENISON ADDITION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2003

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#:
 102005721905330512
 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 1/15/2003
 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)

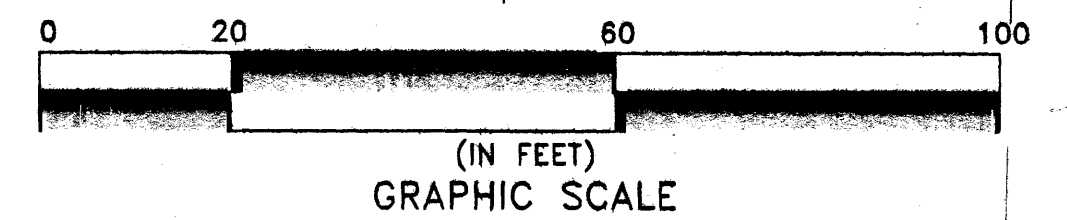


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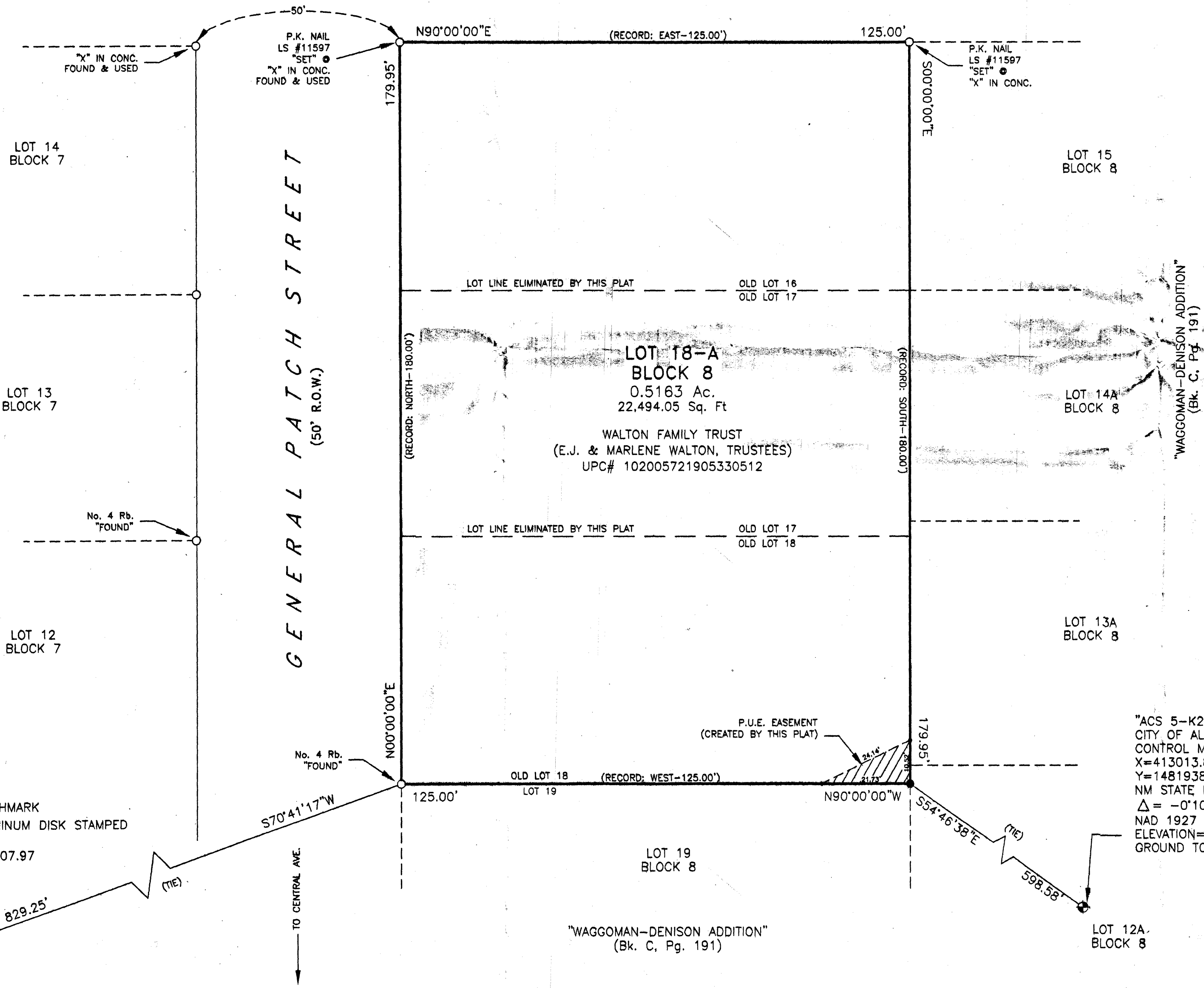
BUENA VENTURA ROAD
 (50' R.O.W.)

LEGEND:

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



SCALE: 1" = 20'



"ACS 5-K20"
 CITY OF ALBUQUERQUE SURVEY
 CONTROL MONUMENT
 X=413013.85
 Y=1481938.56
 NM STATE PLANE ZONE=CENTRAL
 Δ = -0'10'01"
 NAD 1927 (SLD 1929)
 ELEVATION=5427.38
 GROUND TO GRID=0.99964908

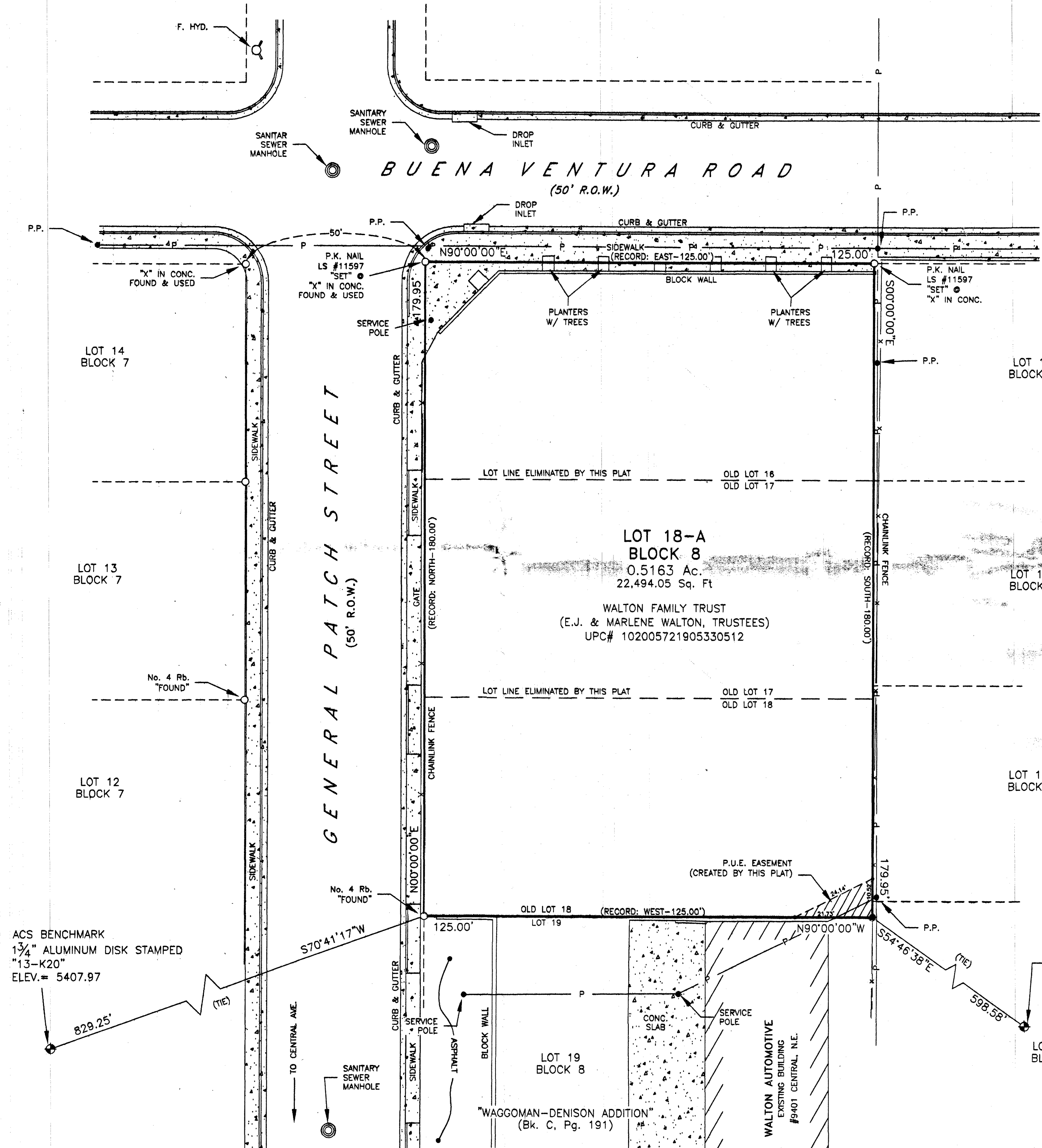
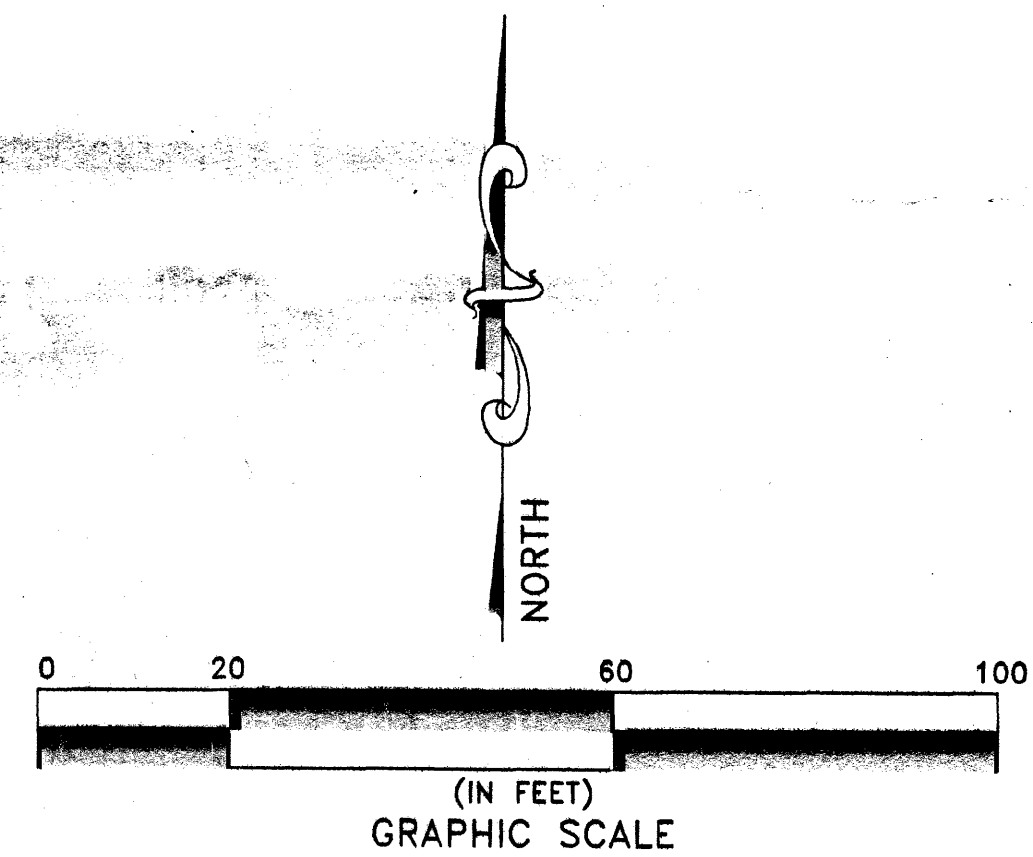
ACS BENCHMARK
 1 3/4" ALUMINUM DISK STAMPED
 "13-K20"
 ELEV.= 5407.97

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