

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-A-1 AND 2-A-1
 TODNEM ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 1-A AND 2-A, TODNEM ADDITION
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SEC. 5, T 10 N, R 3 E, NMPM
 MAY 2003

ADDITIONAL RIGHT OF WAY DEDICATED
 TO THE CITY OF ALBUQUERQUE
 (SEE NOTE 8) 119.10 sq.ft.

12TH STREET N.W.
 (60' R.O.W.)

MILDRED AVENUE N.W.
 (25' R.O.W.)

(S 78° 06' 00" E)
 S 77° 35' 03" E
 R=25.00'
 L=38.00'
 Δ=87° 06' 10"
 Ch: N 58° 51' 52" E
 34.45'

LOT 1-A-1
 6,751 sq. ft.
 0.1550 ac.

LOT 1-A
 LOT LINE ELIMINATED BY THIS PLAT
 LOT 2-A

LOT 2-A-1
 12,283 sq. ft.
 0.2820 ac.

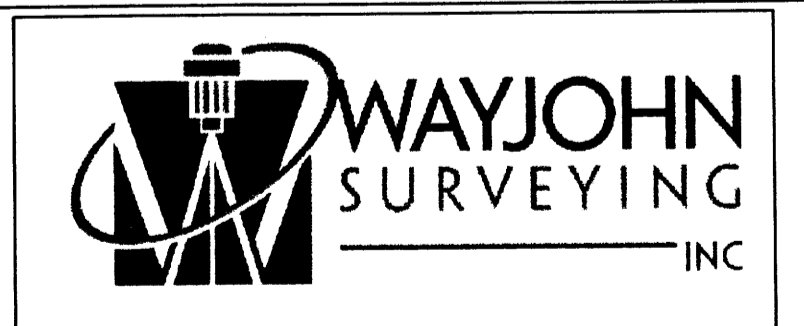
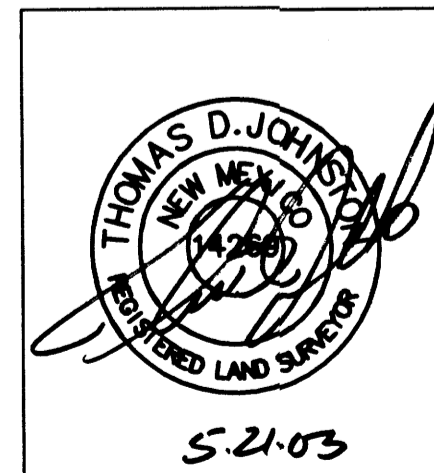
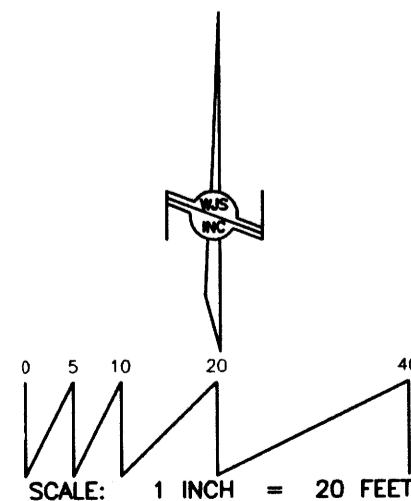
LOT 1-B, TODNEM ADDITION
 (FILED 6/2/1976 VOL. C11, FOLIO 66)

5' P.U.E. & DITCH EASEMENT (SEE NOTE 7)
 N 83° 39' 10" W
 (N 83° 59' 00" W)

LOT 1
 DICKS ACRES SUBDIVISION
 (FILED 5/23/1941 VOL. A, FOLIO 157)

LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: 1" STEEL PIPE

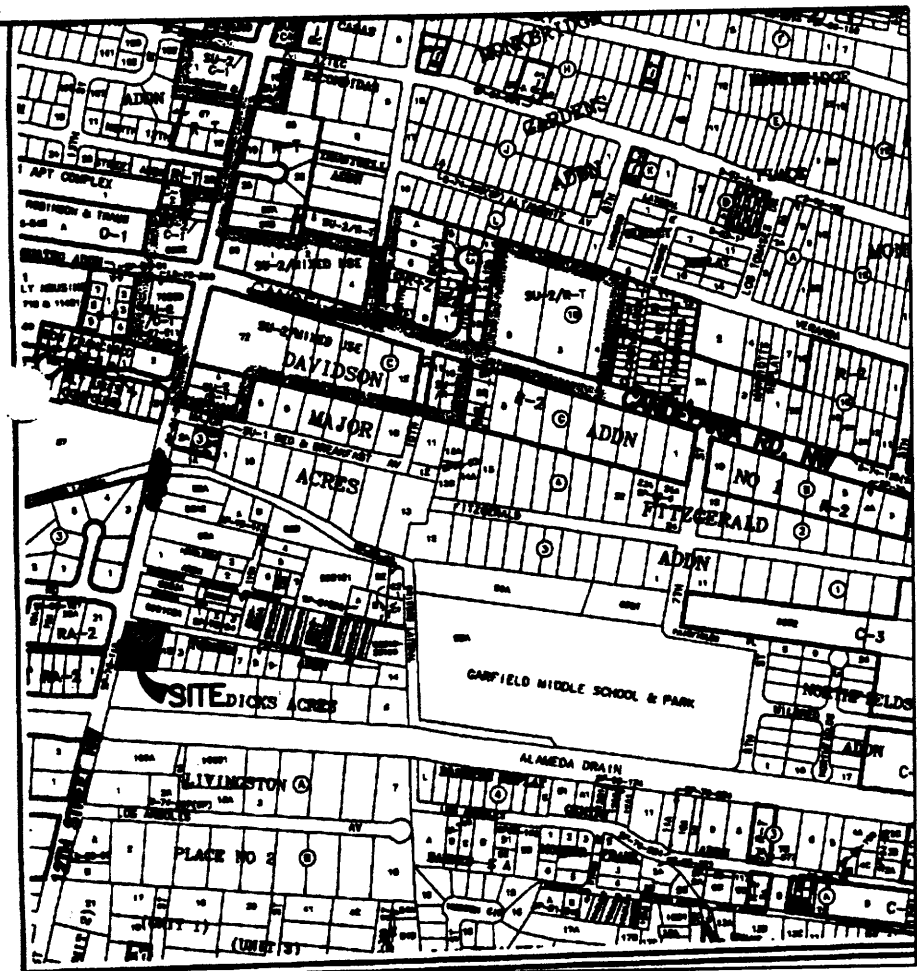


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: WENDT - DAVIS
 LOCATION: PROJ. SEC. 5
 T. 10 N., R. 3 E., N.M.P.M.
 SUBDIVISION: LOTS 1-A-1 & 2-A-1
 TODNEM ADDITION

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-5-02-2003
CHECKED: T D J	14 MAY 2003	SHEET 2 OF 2
DRAWING NO. SP50203.DWG		

VICINITY MAP (G-14) NO SCALE



LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: 1" STEEL PIPE

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-14
3. Current Zoning R-1
4. Gross acreage 0.4397 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of adjusting the lot line between two lots and to dedicate additional right of way.
7. TALOS LOG NO.: 2003211138

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "6-G13A RESET", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: May 14, 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 Lots 1-A and 2-A, Todnem Addition, rec. 6/2/1976 in Vol. C11, folio 66.
7. Existing 5' Public Utility Easement and Ditch Easement granted by plat of Lots 1-A and 2-A, Todnem Addition, filed 6/2/1976, in Volume C11, folio 66.
8. Additional Public right-of-way has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 060 035 086 30530, 1 014 060 030 078 30529

PROPERTY OWNER OF RECORD:
DAVIS MARGARET C; WENDT, ARNOLD ETUX

BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

A certain tract of land, situate within projected Sec. 5, T. 10 N., R. 3 E., NMPM, Albuquerque, Bernalillo County, New Mexico, being known as Lots numbered One-A (1-A) and Two-A (2-A), TODNEM ADDITION, as the same are shown and designated on the plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 2, 1976, in Volume C11, folio 66, and being more particularly described as follows:

BEGINNING at the Northwest corner of the property described herein, being a point of intersection of the Southerly right-of-way line of Mildred Avenue, N.W. and the Easterly right-of-way line of Twelfth Street, N.W., from which point ACS Control Monument "6-G13A (RESET)" (x=375,498.02, Y=1,500,656.54, New Mexico State Plane Grid, Central Zone, NAD 1927) bears N 60° 16' 04" W, a ground distance of 3732.35 feet distance; thence along the right-of-way line of Mildred Avenue, N.W., S 77° 35' 03" E, 120.38 feet to the Northeast corner, being a point on said right-of-way line; thence, leaving said right-of-way line, S 11° 45' 59" W, 87.50 feet; thence S 15° 17' 17" W, 59.98 feet to the Southeast corner; thence N 83° 39' 10" W, 127.21 feet to the Southwest corner, being a point of the right-of-way line of Twelfth Street, N.W.; thence along said right-of-way line, N 15° 18' 47" E, 161.06 feet to the Point of Beginning and containing 0.4397 acres, more or less.

FREE CONSENT

The creation of Lots 1-A-1 and 2-A-1 of the TODNEM ADDITION and dedication of additional right of way 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.

Margaret C. Davis
Margaret C. Davis, Owner of Lot 1-A-1

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 20th day of May, 2003, the foregoing instrument was acknowledged before me by Margaret C. Davis.

My Commission expires

Tina Mata
Notary Public

OFFICIAL SEAL
Tina Mata
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/20/2004

George Wendt
George Wendt, Personal Representative of the Estate of Edna L. Wendt, deceased,
Owner of Lot 2-A-1

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 20th day of May, 2003, the foregoing instrument was acknowledged before me by George Wendt, Personal Representative of the Estate of Edna L. Wendt, deceased.

My Commission expires

Tina Mata
Notary Public

OFFICIAL SEAL
Tina Mata
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/20/2004

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LOTS 1-A-1 AND 2-A-1
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 1-A AND 2-A, TODNEM ADDITION
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SEC. 5, T 10 N, R 3 E, NMPM
MAY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. _____ APPLICATION NO. _____

Planning Director, City of Albuquerque _____ Date _____

Traffic Engineer, City of Albuquerque _____ Date _____

Water Utilities Department, City of Albuquerque _____ Date _____

Jan Taha 5-22-03
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 5.21.03
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 - DAVIS LOCATION: PROJ. SEC. 5 T. 10 N., R. 3 E., N.M.P.M. SUBDIVISION: LOTS 1-A-1 & 2-A-1 TODNEM ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP20203.DWG	SCALE: 1" = 20' 14 MAY 2003	FILE NO. SP-5-02-2003 SHEET 1 OF 2



COUNTY CLERK RECORDING LABEL HERE

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Margaret C. Davis
Margaret C. Davis, Owner of Lot 1-A-1

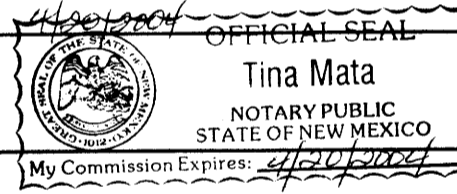
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 29th day of May, 2003, the foregoing instrument was acknowledged before me by Margaret C. Davis.

My Commission expires 4/20/2004

Tina Mata
Notary Public



George Wendt
George Wendt, Personal Representative of the Estate of Edna L. Wendt, deceased,
Owner of Lot 2-A-1

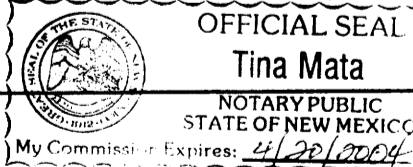
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 1-A AND 2-A, TODNEM ADDITION
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SEC. 5, T 10 N, R 3 E, NMPM
MAY 2003

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1002693 APPLICATION NO. 03DRB-00857

Sharon Matson 6/16/03
Planning Director, City of Albuquerque Date
Richard Danks 6-11-03
Traffic Engineer, City of Albuquerque Date
Rogel A. Suen 6-9-03
Water Utilities Department, City of Albuquerque Date
Jan Tish 5-22-03
City Surveyor, City of Albuquerque Date
Christina Sandomal 6/10/03
Parks and Recreation, City of Albuquerque Date
Richard Danks 6-11-03
A.M.A.F.C.A. Date
Bradley Bihon 6-9-03
City Engineer, City of Albuquerque Date

LEGEND:

- SET #4 REBAR W/ CAP "LS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: 1" STEEL PIPE

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-14
3. Current Zoning R-1
4. Gross acreage 0.4397 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of adjusting the lot line between two lots and to dedicate additional right of way.
7. TALOS LOG NO.: 2003211138

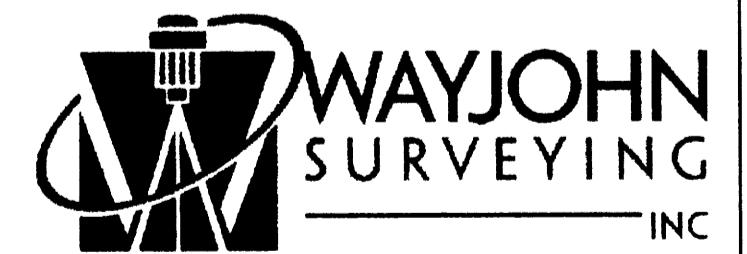
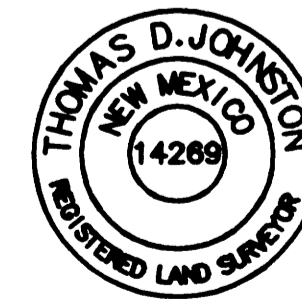
NOTES

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7. Existing 5' Public Utility Easement and Ditch Easement granted by plat of Lots 1-A and 2-A, Todnem Addition, filed 6/2/1976, in Volume C11, folio 66.
8. Additional Public right-of-way has been dedicated in fee simple with warranty covenants to the City of Albuquerque with the filing of this plat.
9. Four-foot (4') Public Roadway Easement following southerly line of Mildred Avenue, NW is granted by this plat.

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.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 - DAVIS	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-5-02-2003
LOCATION: PROJ. SEC. 5 T. 10 N., R. 3 E., N.M.P.M.	CHECKED: T D J	DRAWING NO. SP20203.DWG	SHEET 1 OF 2
SUBDIVISION: LOTS 1-A-1 & 2-A-1 TODNEM ADDITION		14 MAY 2003	

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 060 035 086 30530, 1 014 060 030 078 30529
PROPERTY OWNER OF RECORD:
DAVIS MARGARET C. WENDT, ARNOLD ETUX
BERNALILLO COUNTY TREASURER'S OFFICE
Danny V... 27 Jun 03

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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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 (SEE NOTE 8) 119.10 sq.ft.

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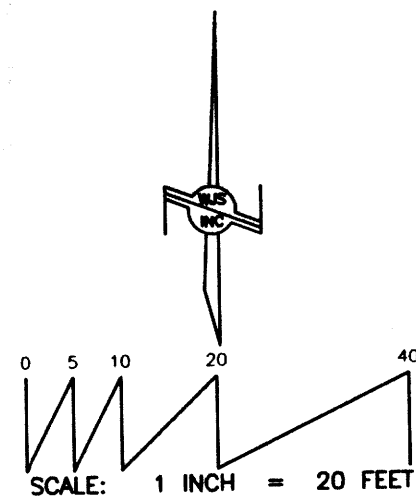
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LOT 1-B, TODNEM ADDITION
 (FILED 6/2/1976 VOL. C11, FOLIO 66)

LOT 1
 DICKS ACRES SUBDIVISION
 (FILED 5/23/1941 VOL. A, FOLIO 157)

LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
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THOMAS D. JOHNSON
 NEW MEXICO
 REGISTERED LAND SURVEYOR
 5-21-03

WAYJOHN SURVEYING INC

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

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