SP #2004221977

A6IS✓

VICINITY MAP J-14

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Kay C. Lamb 6-24-04
Kay C. Lamb Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

This instrument was acknowledged before me on this 24th day of June, 2004, by Kay C. Lamb

Debie LeBlanc Trujillo
Notary Public

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. The P.N.M. 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 Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101405[illegible]22703
PROPERTY OWNER OF RECORD:
LAMB KAY C
BERNALILLO COUNTY TREASURER'S OFFICE:
Mark Y. Trujillo

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 24-27, inclusive, Block 12, Albright-Moore Addition, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 26, 1921, Book D, Page 143; together with that portion of a public alley dedicated by said plat and vacated by 03DRB-00966, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being the southeast property corner of said Lot 24, also being the northeast property corner of Lot 23, Block 12 of said plat, and also being a point on the west right-of-way line of 6th Street N.W., whence the A.C.S. Control Station "17-J14" bears S 23°31'48" W a distance of 2935.15 feet; thence N 81°51'21" W a distance of 156.57 feet to the southwest corner of the parcel herein described, being the southwest property corner of said Lot 24, also being the northwest property corner of said Lot 23, and also being a point on the east right-of-way line of a public alley dedicated by said plat; thence N 01°46'49" E a distance of 98.38 feet along said east right-of-way line to the northwest corner of the parcel herein described, being a point on the north right-of-way line of a public alley dedicated by said plat, also being a point on the south property line of Lot 12, Albright Addition No. 2, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 09, 1920, Book C2, Page 7B; thence S 88°26'44" E a distance of 169.67 feet along said north right-of-way line to the northeast corner of the parcel herein described, being the point of intersection of said north right-of-way line with the west right-of-way line of 6th Street N.W., also being the southeast property corner of said Lot 12; thence S 08°40'06" W a distance of 117.25 feet along said west right-of-way line to the point of beginning and containing 0.4023 acres more or less.

Kay C. Lamb
OWNER

PROJECTED
SEC. 17, T 10 N, R 3 E, N.M.P.M.
LOCATION

Albright-Moore Addition
SUBDIVISION

2004196966
6119568
Page: 1 of 3
07/29/2004 10:43A
Bk-2004C Pg-222
Mary Herrera Bern. Co. PLAT R 17.00

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002731

APPLICATION NUMBER ~~03DRB-00966, 03DRB-00967~~ 04DRB-01004

APPROVALS:

Sherman Marshall 7/28/04
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Roger A Green 7-28-04
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Bradley L. Bigham 7/28/04
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Bradley L. Bigham 7/28/04
A.M.A.F.C.A. DATE

7-28-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Christina Sandoval 7/28/04
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

6-25-04
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

7-29-04
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

7-21-04
P.N.M. ELECTRIC SERVICES DATE

7-27-04
QWEST TELECOMMUNICATIONS DATE

7-21-04
P.N.M. GAS SERVICES DATE

Rita Erickson 7-27-04
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala
Charles G. Cala, Jr., NMPS 11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

06-24-2004
Date

JMA

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2004100966
6118569
Page: 2 of 3
07/29/2004 10:43A
Bk-2004C Pg-222
Mary Herrera Bern. Co. PLAT R 17.00

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in April, 2004. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "17-J14".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
   a. Create 4 (four) residential lots within Lots 24-27, inclusive, Block 12, Albright-Moore Addition.
   b. Eliminate the interior property lines between former Lots 24-27, inclusive.
   c. Incorporate the vacation of a portion of the public alley (03DRB-00966), as shown.
   d. Grant the necessary easements as shown.
8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 24-A, 25-A, 26-A and 27-A, Block 12, Albright-Moore Addition must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
9. Gross subdivision acreage = 0.4023 acres.
10. The following documents and instruments were used for the performance and preparation of this survey:
    a. Plat of Albright-Moore Addition, filed 02-26-1921, Book D, Page 143, Records of Bernalillo County, New Mexico.
    b. Plat of Albright Addition No. 2, filed 06-09-1920, Book C2, Page 7B, Records of Bernalillo County, New Mexico.
    c. Quitclaim Deed, filed 01-03-2001, Book A1, Page 709, Records of Bernalillo County, New Mexico.
    d. Policy of Title Insurance No. H 1214866 prepared by First American Title Insurance Company.

KEYED NOTES

VACATED PUBLIC ALLEY RIGHT-OF-WAY

(1) PORTION OF 15' PUBLIC ALLEY DEDICATED BY PLAT D-143, VACATED BY 03DRB-00966 (2531 SQ. FT.)

NEW EASEMENTS

(2) 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A, 26-A AND 27-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(3) 25' PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 25-A AND 26-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(4) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

MONUMENTS

(A) FOUND #4 REBAR

(B) FOUND #5 REBAR W/CAP, NO I.D.

(C) FOUND #5 REBAR

(D) FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"

(E) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(F) PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

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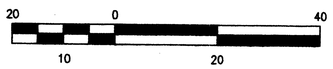
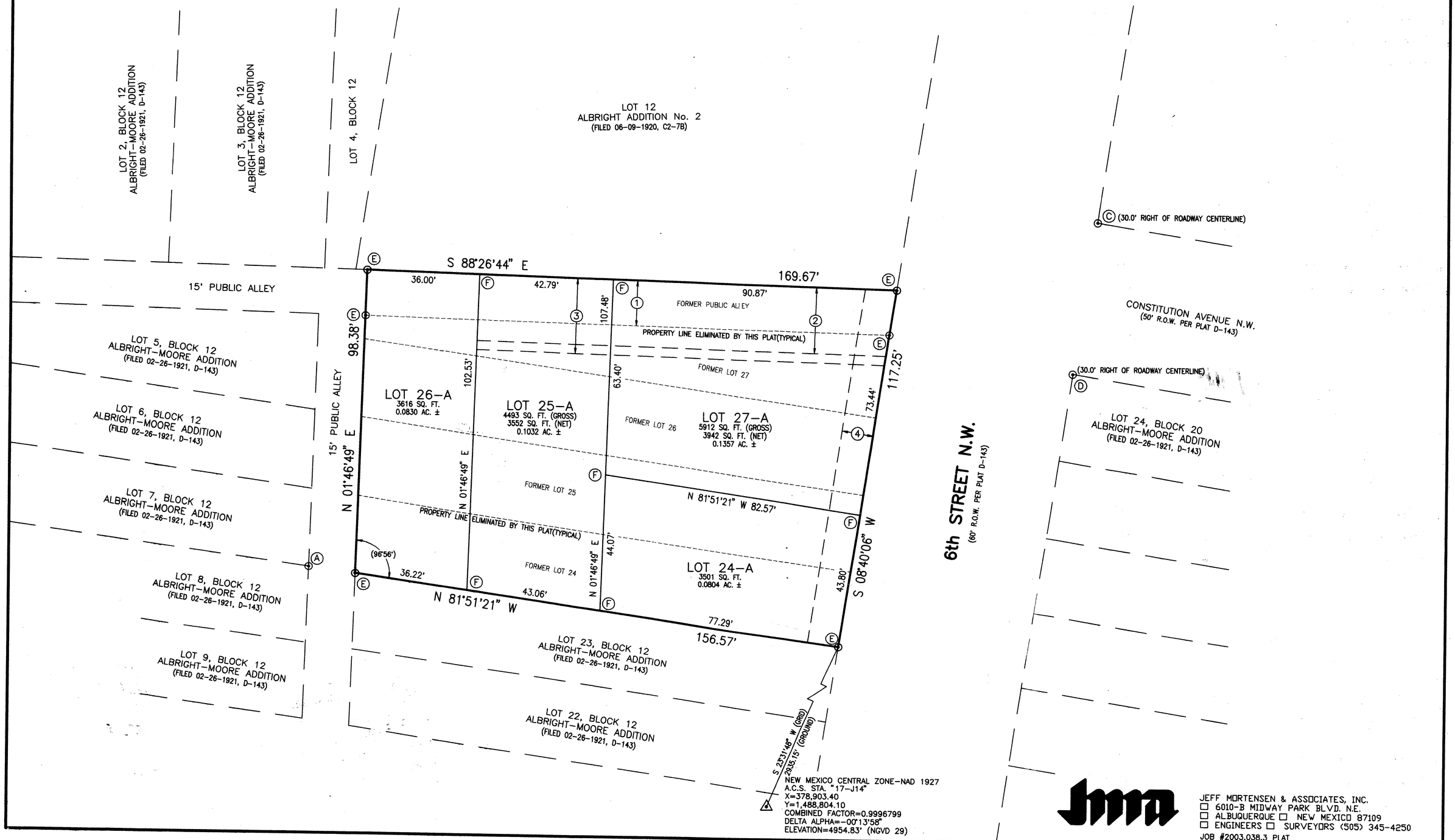
Page: 3 of 3
07/29/2004 10:43A
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2004C Pg-222

COUNTY CLERK FILING DATA

SCALE: 1" = 20'





NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "17-J14"
X=378,903.40
Y=1,488,804.10
COMBINED FACTOR=0.9996799
DELTA ALPHA=-00°13'58"
ELEVATION=4954.83' (NGVD 29)

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

AGIS ✓

VICINITY MAP J-14

SCALE: 1" = 750'

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

Kay C. Lamb
OWNER

PROJECTED
SEC. 17, T 10 N, R 3 E, N.M.P.M.
LOCATION

Albright-Moore Addition
SUBDIVISION

2004196666
6119569
Page: 1 of 3
07/29/2004 10:43A
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2004C Pg-222

COUNTY CLERK FILING DATA

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Kay C. Lamb 6-24-04
Kay C. Lamb Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

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Debie LeBlanc Trujillo
Notary Public

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101405[illegible]12[illegible]2707
PROPERTY OWNER OF RECORD:
LAMB KAY C.
BERNALILLO COUNTY TREASURER'S OFFICE:
Mark Y. Trujillo

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 24-27, inclusive, Block 12, Albright-Moore Addition, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 26, 1921, Book D, Page 143; together with that portion of a public alley dedicated by said plat and vacated by 03DRB-00966, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being the southeast property corner of said Lot 24, also being the northeast property corner of Lot 23, Block 12 of said plat, and also being a point on the west right-of-way line of 6th Street N.W., whence the A.C.S. Control Station "17-J14" bears S 23°31'48" W a distance of 2935.15 feet; thence N 81°51'21" W a distance of 156.57 feet to the southwest corner of the parcel herein described, being the southwest property corner of said Lot 24, also being the northwest property corner of said Lot 23, and also being a point on the east right-of-way line of a public alley dedicated by said plat; thence N 01°46'49" E a distance of 98.38 feet along said east right-of-way line to the northwest corner of the parcel herein described, being a point on the north right-of-way line of a public alley dedicated by said plat, also being a point on the south property line of Lot 12, Albright Addition No. 2, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 09, 1920, Book C2, Page 7B; thence S 88°26'44" E a distance of 169.67 feet along said north right-of-way line to the northeast corner of the parcel herein described, being the point of intersection of said north right-of-way line with the west right-of-way line of 6th Street N.W., also being the southeast property corner of said Lot 12; thence S 08°40'06" W a distance of 117.25 feet along said west right-of-way line to the point of beginning and containing 0.4023 acres more or less.

DRB PROJECT NUMBER 1002731

APPLICATION NUMBER 04DRB-01004 ~~03DRB-00966, 03DRB-00967~~

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04 DATE
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7-28-04 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04 DATE
A.M.A.F.C.A.	7/28/04 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	7-28-04 DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	6-25-04 DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	7-29-04 DATE
P.N.M. ELECTRIC SERVICES	7-21-04 DATE
QWEST TELECOMMUNICATIONS	7-27-04 DATE
P.N.M. GAS SERVICES	7-21-04 DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	7-27-04 DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

06-24-2004
Date

JMA

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

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Page: 2 of 3
07/29/2004 10:43A
Bk-2004C Pg-222
Mary Herrera Bern. Co. PLAT R 17.00

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in April, 2004. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
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5. Record bearings and distances are shown in parenthesis.
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7. The purpose of this plat is to:
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   d. Grant the necessary easements as shown.
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    b. Plat of Albright Addition No. 2, filed 06-09-1920, Book C2, Page 7B, Records of Bernalillo County, New Mexico.
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    d. Policy of Title Insurance No. H 1214866 prepared by First American Title Insurance Company.

KEYED NOTES

VACATED PUBLIC ALLEY RIGHT-OF-WAY

(1) PORTION OF 15' PUBLIC ALLEY DEDICATED BY PLAT D-143, VACATED BY 03DRB-00966 (2531 SQ. FT.)

NEW EASEMENTS

(2) 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A, 26-A AND 27-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(3) 25' PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 25-A AND 26-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(4) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

MONUMENTS

(A) FOUND #4 REBAR

(B) FOUND #5 REBAR W/CAP, NO I.D.

(C) FOUND #5 REBAR

(D) FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"

(E) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(F) PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

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Page: 3 of 3
07/29/2004 10:43A
Bk-2004C Pg-222
Mary Herrera Bern. Co. PLAT R 17.00

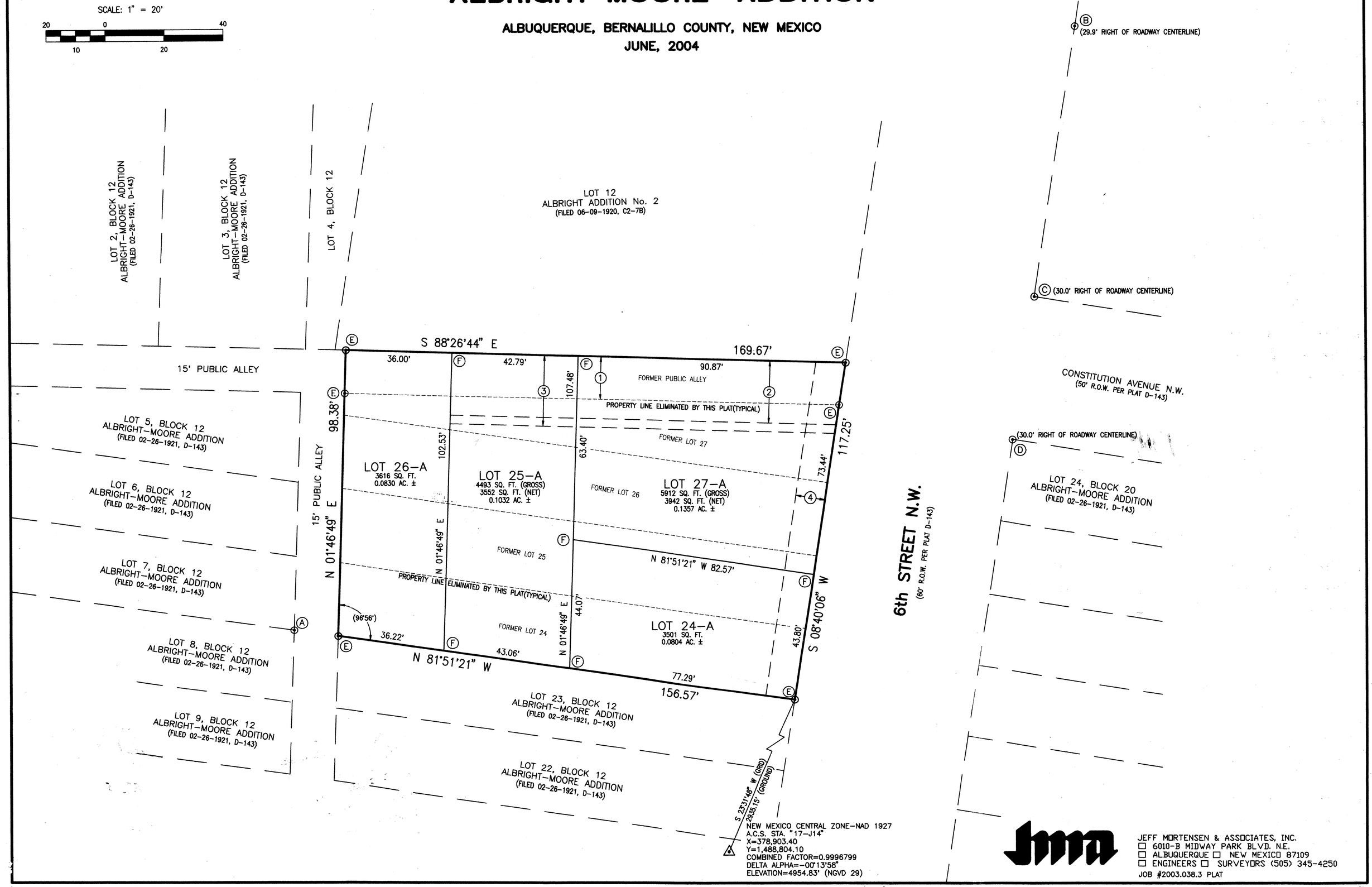
COUNTY CLERK FILING DATA

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

SCALE: 1" = 20'



NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "17-J14"
X=378,903.40
Y=1,488,804.10
COMBINED FACTOR=0.9996799
DELTA ALPHA=-00°13'58"
ELEVATION=4954.83' (NGVD 29)

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

JOB #2003.038.3 PLAT

SCALE: 1" = 20'

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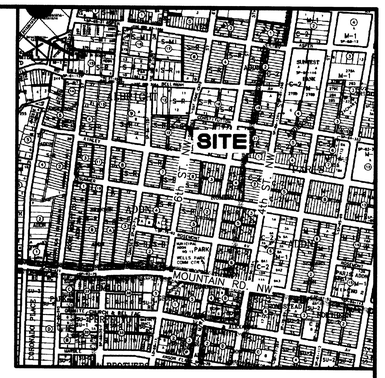
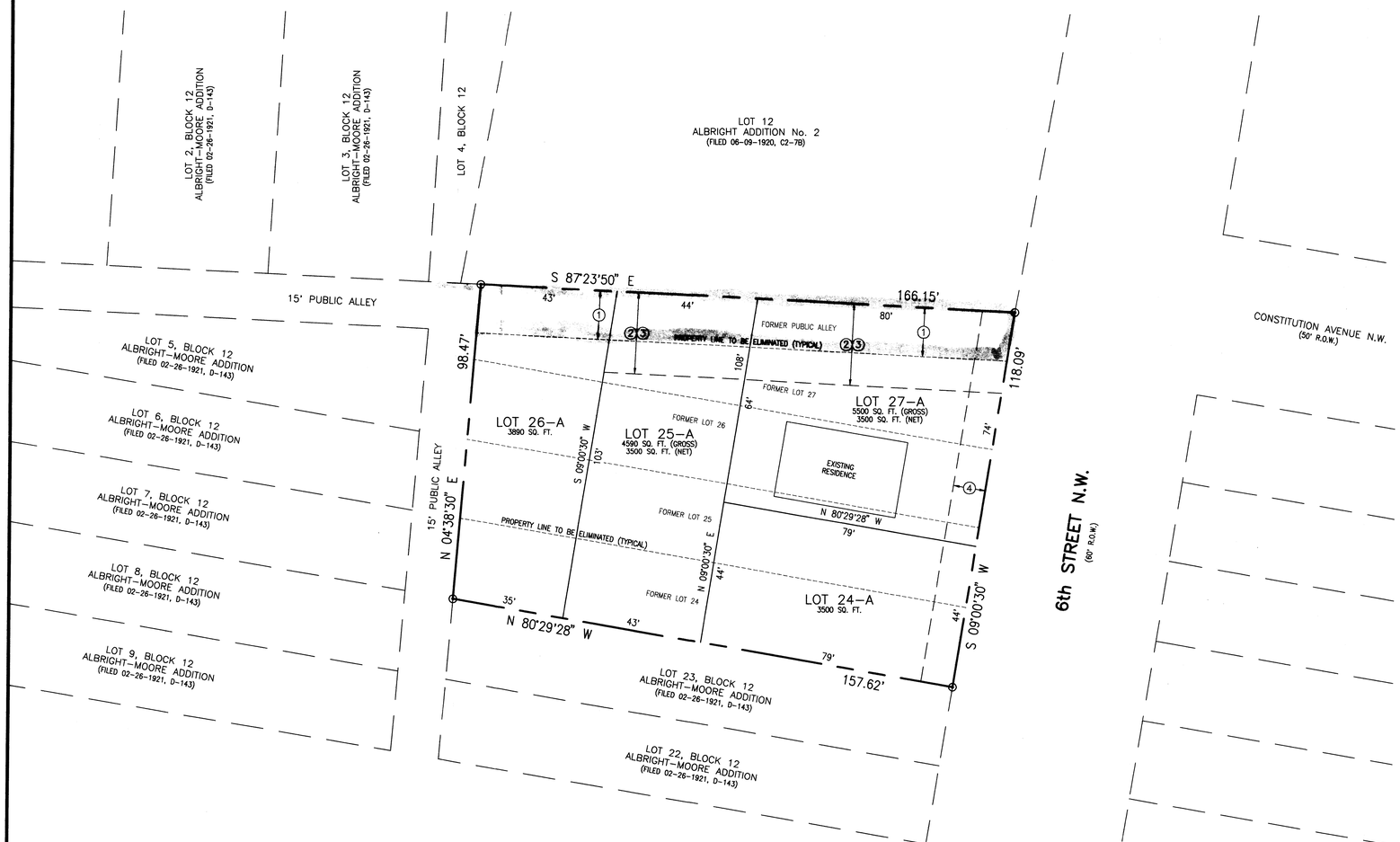
10 20



VICINITY MAP
SCALE: 1" = 750'

J-14



KEYED NOTES

VACATED PUBLIC ALLEY RIGHT-OF-WAY

1. PORTION OF 15' PUBLIC ALLEY DEDICATED BY PLAT D-143, TO BE VACATED BY THIS REQUEST

NEW EASEMENTS

2. 25' PRIVATE ACCESS EASEMENT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A AND 26-A TO BE GRANTED BY FORTHCOMING PLATTING ACTION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
3. 25' CITY OF ALBUQUERQUE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
4. 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION

Exhibit B
7/1/03

THE PURPOSE OF THIS REQUEST IS TO: 1) VACATE THE PUBLIC ALLEY 2) CONSOLIDATE LOTS 24, 25, 26 AND 27, BLOCK 12, ALBRIGHT-MOORE ADDITION AND THAT PORTION OF THE VACATED PUBLIC ALLEY TO CREATE LOTS 24-A, 25-A, 26-A AND 27-A; 3) DEMONSTRATE THE GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING

File Path: D:\JMA\WORK\2003\38.1
File Name: 3038.1SKETCH.DWG
Plot Date: 06-10-2003
Plot Time: 10:49 am

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

SKETCH PLAT / VACATION REQUEST AND SITE SKETCH

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

SURVEYED BY JMA
DRAWN BY T.N.T.
APPROVED BY C.G.C.

NO.	DATE	BY	REVISIONS

JOB NO. 2003.038.1
DATE 06-2003
SHEET 1 OF 1

SP #2004221977

VICINITY MAP J-14

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Kay C. Lamb 6-24-04

Kay C. Lamb Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2006

This instrument was acknowledged before me on this 21 day of June, 2004, by Kay C. Lamb

Debie LeBlanc Trujillo

Notary Public

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. The P.N.M. 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 Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 2004

Kay C. Lamb
OWNER

PROJECTED
SEC. 17, T 10 N, R 3 E, N.M.P.M.
LOCATION

Albright-Moore Addition
SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 24-27, inclusive, Block 12, Albright-Moore Addition, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 26, 1921, Book D, Page 143; together with that portion of a public alley dedicated by said plat and vacated by 03DRB-00966, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being the southeast property corner of said Lot 24, also being the northeast property corner of Lot 23, Block 12 of said plat, and also being a point on the west right-of-way line of 6th Street N.W., whence the A.C.S. Control Station "17-J14" bears S 23°31'48" W a distance of 2935.15 feet; thence N 81°51'21" W a distance of 156.57 feet to the southwest corner of the parcel herein described, being the southwest property corner of said Lot 24, also being the northwest property corner of said Lot 23, and also being a point on the east right-of-way line of a public alley dedicated by said plat; thence N 01°46'49" E a distance of 98.38 feet along said east right-of-way line to the northwest corner of the parcel herein described, being a point on the north right-of-way line of a public alley dedicated by said plat, also being a point on the south property line of Lot 12, Albright Addition No. 2, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 09, 1920, Book C2, Page 7B; thence S 88°26'44" E a distance of 169.67 feet along said north right-of-way line to the northeast corner of the parcel herein described, being the point of intersection of said north right-of-way line with the west right-of-way line of 6th Street N.W., also being the southeast property corner of said Lot 12; thence S 08°40'06" W a distance of 117.25 feet along said west right-of-way line to the point of beginning and containing 0.4023 acres more or less.

DRB PROJECT NUMBER 1002731

APPLICATION NUMBER 03DRB-00966; 03DRB-00967

PRELIMINARY PLAT APPROVED BY DRB ON 7/14/04

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

6-25-04

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

06.24.2004

Date

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

JOB #2003.038.3 PLAT

PLAT OF

LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in April, 2004. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "17-J14".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
   a. Create 4 (four) residential lots within Lots 24-27, inclusive, Block 12, Albright-Moore Addition.
   b. Eliminate the interior property lines between former Lots 24-27, inclusive.
   c. Incorporate the vacation of a portion of the public alley (03DRB-00966), as shown.
   d. Grant the necessary easements as shown.
8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 24-A, 25-A, 26-A and 27-A, Block 12, Albright-Moore Addition must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
9. Gross subdivision acreage = 0.4023 acres.
10. The following documents and instruments were used for the performance and preparation of this survey:
    a. Plat of Albright-Moore Addition, filed 02-26-1921, Book D, Page 143, Records of Bernalillo County, New Mexico.
    b. Plat of Albright Addition No. 2, filed 06-09-1920, Book C2, Page 7B, Records of Bernalillo County, New Mexico.
    c. Quitclaim Deed, filed 01-03-2001, Book A1, Page 709, Records of Bernalillo County, New Mexico.
    d. Policy of Title Insurance No. H 1214866 prepared by First American Title Insurance Company.

KEYED NOTES

VACATED PUBLIC ALLEY RIGHT-OF-WAY

(1) PORTION OF 15' PUBLIC ALLEY DEDICATED BY PLAT D-143, VACATED BY 03DRB-00966 (2531 SQ. FT.)

NEW EASEMENTS

(2) 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A, 26-A AND 27-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(3) 25' PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(4) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

MONUMENTS

(A) FOUND #4 REBAR

(B) FOUND #5 REBAR W/CAP, NO I.D.

(C) FOUND #5 REBAR

(D) FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"

(E) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(F) PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT

SP #2004221977

PLAT OF

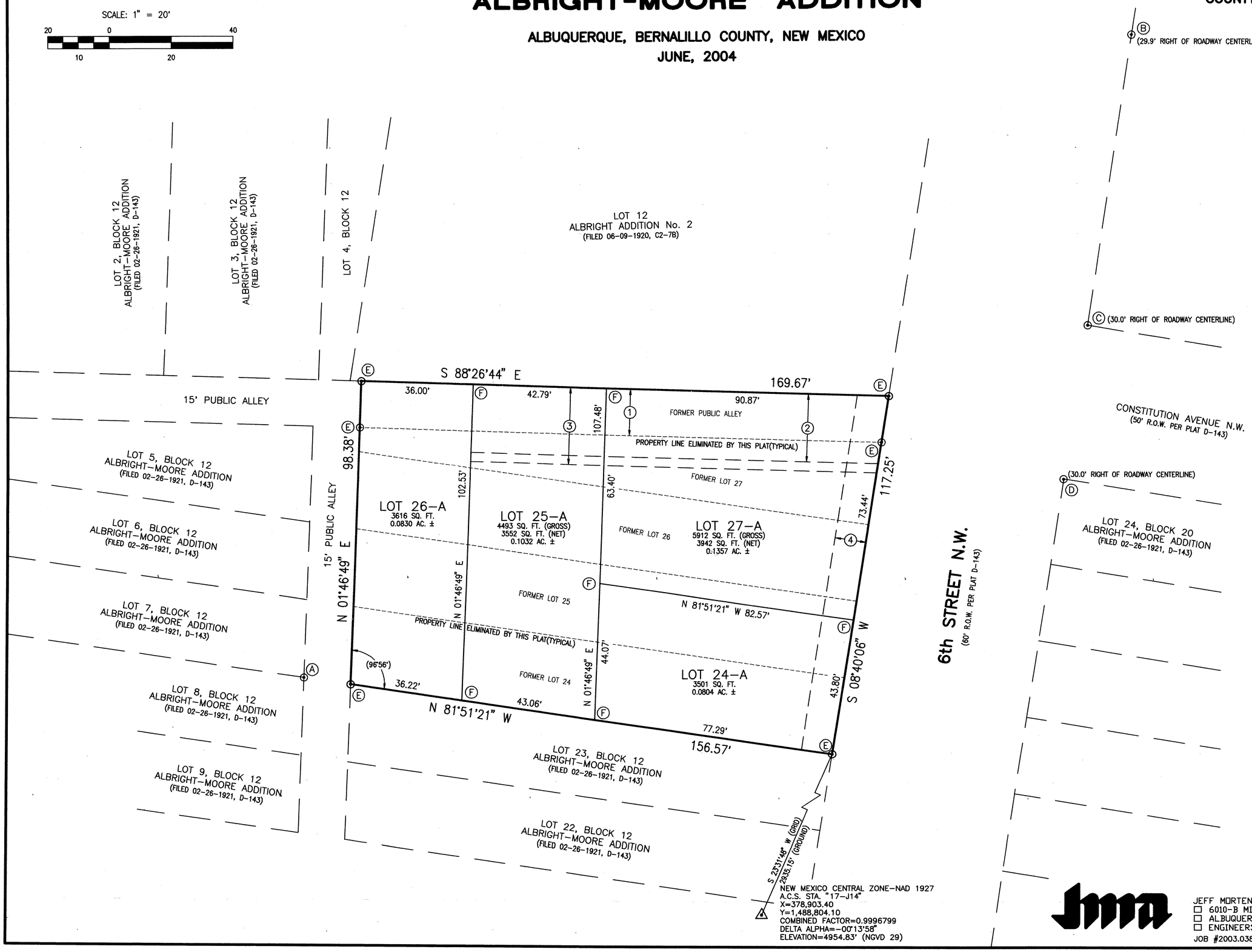
LOTS 24-A, 25-A, 26-A AND 27-A, BLOCK 12, ALBRIGHT-MOORE ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

COUNTY CLERK FILING DATA

SCALE: 1" = 20'

20 0 40
10 20



NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "17-J14"
X=378,903.40
Y=1,488,804.10
COMBINED FACTOR=0.9996799
DELTA ALPHA=-00°13'58"
ELEVATION=4954.83' (NGVD 29)

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