

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

PLAT OF

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

DRB PROJECT NUMBER 1002731

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

APPROVALS:

- Sharon J. Nelson 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. Brigham 7/28/04
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Bradley L. Brigham 7/28/04
A.M.A.F.C.A. DATE
- dpf sy 7-28-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Christina Dandora 7/28/04
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Sh. B. Hat 6-25-04
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- John H. Hunt 7-27-04
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Jerry Cull 7-21-04
P.N.M. ELECTRIC SERVICES DATE
- Greg Hunt 7-27-04
QWEST TELECOMMUNICATIONS DATE
- Jerry Cull 7-21-04
P.N.M. GAS SERVICES DATE
- Rita E. Nichols 7-27-04
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

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.

VICINITY MAP

J-14

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

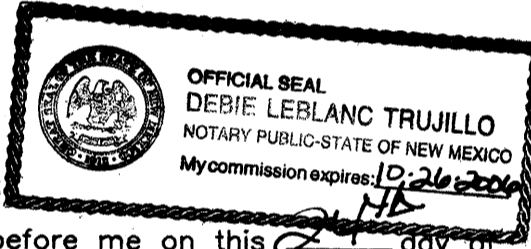
The subdivision herein is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in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

Kay C. Lamb
Kay C. Lamb

6-24-04
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



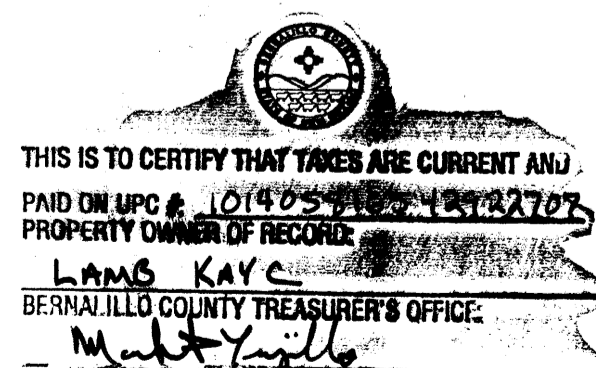
This instrument was acknowledged before me on this 24th day of June, 2004, by Kay C. Lamb

Debbe 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.



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.
Charles G. Cala, Jr., NMPS 11184



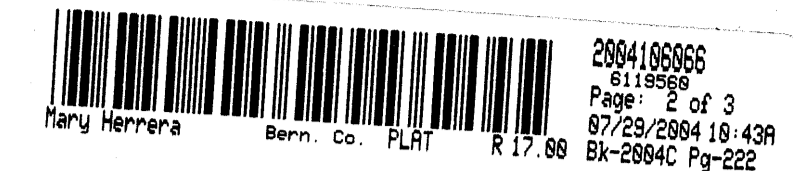
06-24-2004
Date



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

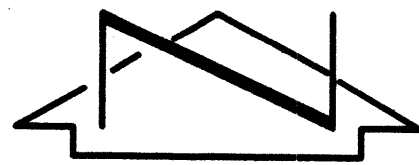
- ② 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A, 26-A AND 27-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ③ 25' PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 25-A AND 26-A. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

MONUMENTS

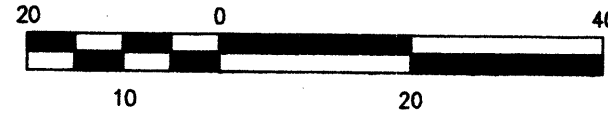
- (A) FOUND #4 REBAR
- (B) FOUND #5 REBAR W/CAP, NO I.D.
- (C) FOUND #5 REBAR
- (D) FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"
- (E) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (F) PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION



JEFF MORTENSEN & ASSOCIATES, INC.
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 □ ALBUQUERQUE □ NEW MEXICO 87109
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SCALE: 1" = 20'



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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2004106066
6119599
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

(B) (29.9' RIGHT OF ROADWAY CENTERLINE)

(C) (30.0' RIGHT OF ROADWAY CENTERLINE)

CONSTITUTION AVENUE N.W.
(50' R.O.W. PER PLAT D-143)

(D) (30.0' RIGHT OF ROADWAY CENTERLINE)

6th STREET N.W.
(80' R.O.W. PER PLAT D-143)

LOT 24, BLOCK 20
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 2, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 3, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 4, BLOCK 12

LOT 12
ALBRIGHT ADDITION No. 2
(FILED 06-09-1920, C2-7B)

15' PUBLIC ALLEY

15' PUBLIC ALLEY

LOT 5, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 6, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 7, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 8, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 9, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 26-A
3616 SQ. FT.
0.0830 AC. ±

LOT 25-A
4493 SQ. FT. (GROSS)
3552 SQ. FT. (NET)
0.1032 AC. ±

LOT 27-A
5912 SQ. FT. (GROSS)
3942 SQ. FT. (NET)
0.1357 AC. ±

LOT 24-A
3501 SQ. FT.
0.0804 AC. ±

LOT 23, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

LOT 22, BLOCK 12
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)

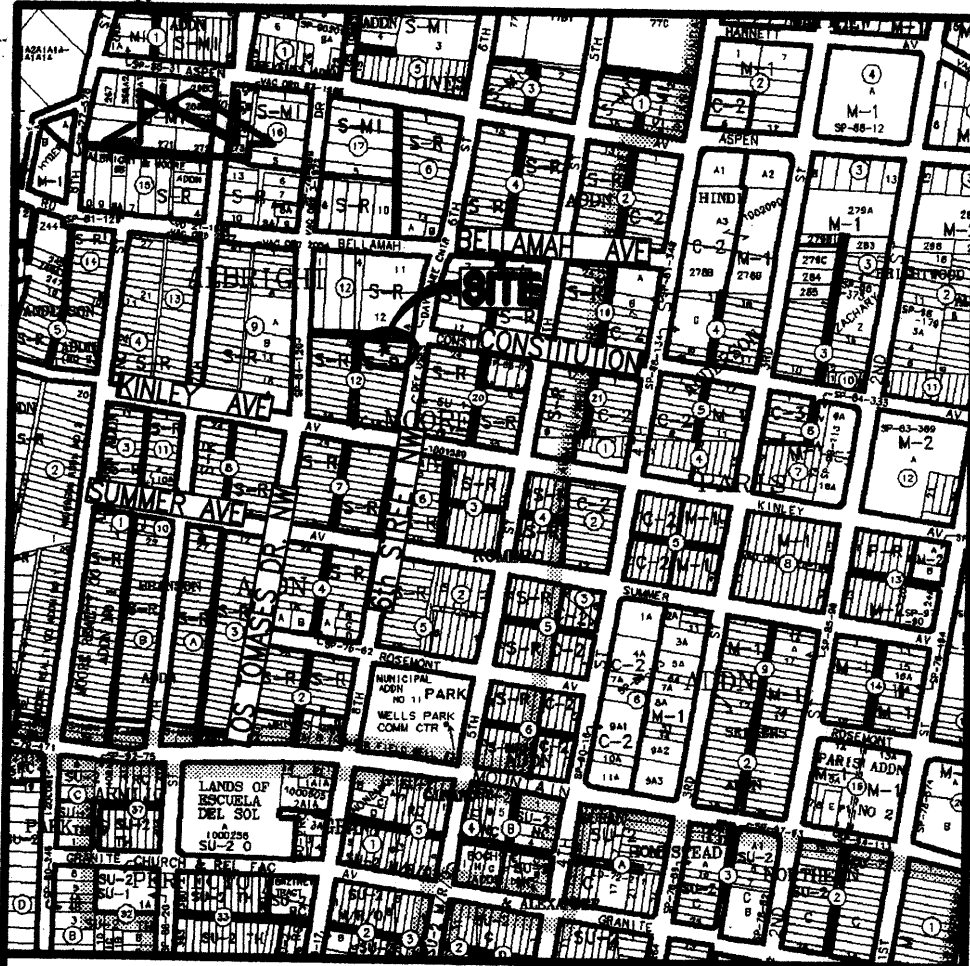
S 23°31'48" W (GRND)
2333.15' (GROUND)

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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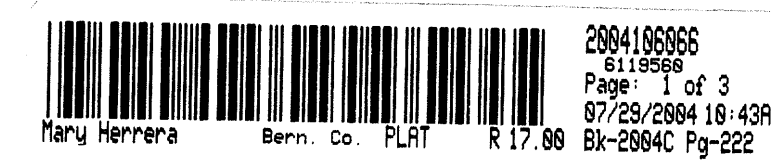


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SEC. 17, T 10 N, R 3 E, N.M.P.M.
LOCATION
Albright-Moore Addition
SUBDIVISION



COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002731
APPLICATION NUMBER ^{04 DRB-01004} 03DRB-00966, 03DRB-00967

APPROVALS:	DATE
<i>Alexander J. Nelson</i> DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04
<i>Roger A. Green</i> UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7-28-04
<i>Bradley L. Bigham</i> CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04
<i>Bradley L. Bigham</i> A.M.A.F.C.A.	7/28/04
<i>John S. ...</i> TRAFFIC ENGINEERING TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	7-28-04
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7/28/04
<i>John B. ...</i> CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	6-25-04
<i>John H. ...</i> REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	7-29-04
<i>Greg ...</i> P.N.M. ELECTRIC SERVICES	7-21-04
<i>Greg ...</i> QWEST TELECOMMUNICATIONS	7-27-04
<i>John ...</i> P.N.M. GAS SERVICES	7-21-04
<i>Rita ...</i> COMCAST CABLE VISION OF NEW MEXICO, INC.	7-27-04

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SCALE: 1" = 750'

J-14

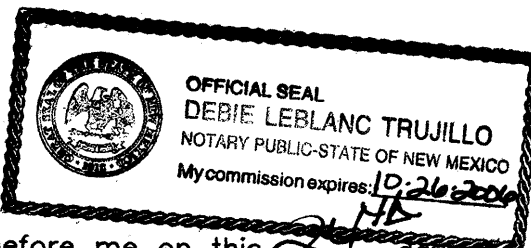
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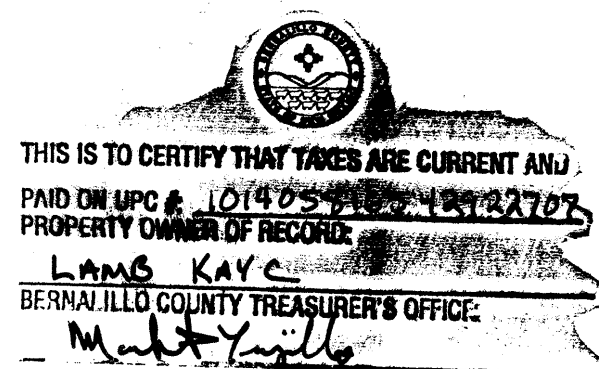
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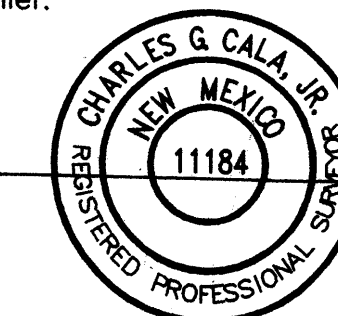
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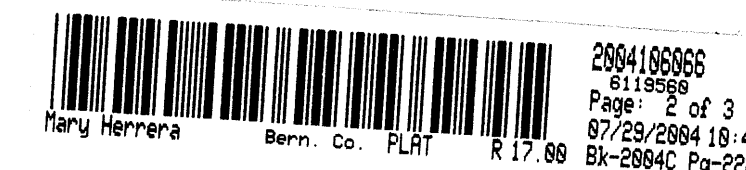
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6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004



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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.
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MONUMENTS

- Ⓐ FOUND #4 REBAR
- Ⓑ FOUND #5 REBAR W/CAP, NO I.D.
- Ⓒ FOUND #5 REBAR
- Ⓓ FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"
- Ⓔ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓕ PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

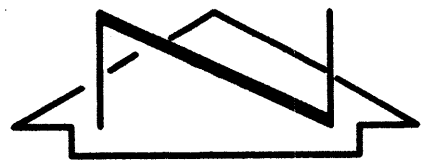


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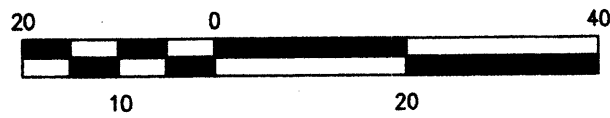
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ALBRIGHT-MOORE ADDITION**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

COUNTY CLERK FILING DATA



SCALE: 1" = 20'



(B) (29.9' RIGHT OF ROADWAY CENTERLINE)

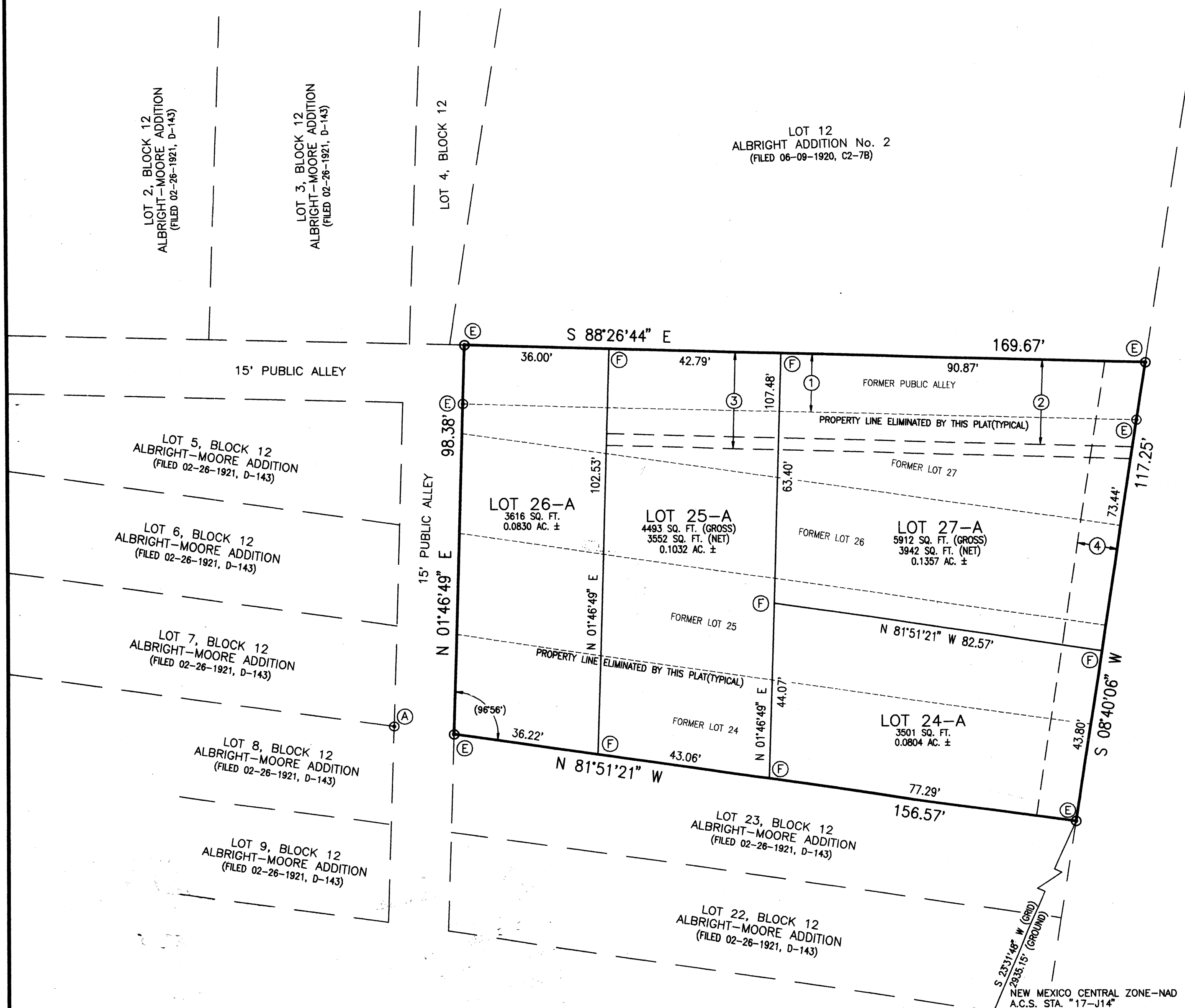
(C) (30.0' RIGHT OF ROADWAY CENTERLINE)

CONSTITUTION AVENUE N.W.
(50' R.O.W. PER PLAT D-143)

(D) (30.0' RIGHT OF ROADWAY CENTERLINE)

6th STREET N.W.
(60' R.O.W. PER PLAT D-143)

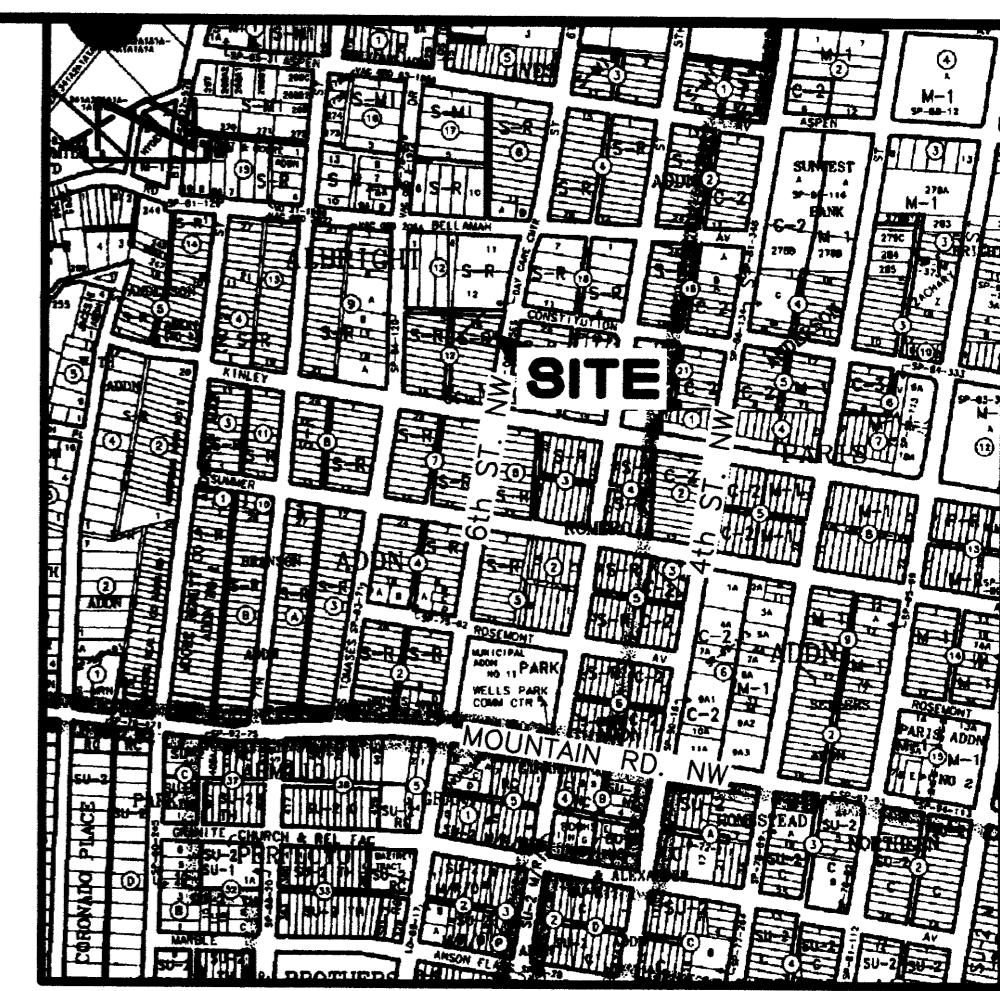
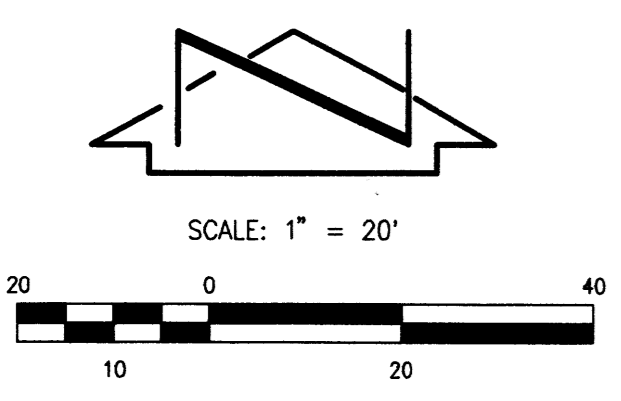
LOT 24, BLOCK 20
ALBRIGHT-MOORE ADDITION
(FILED 02-26-1921, D-143)



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)

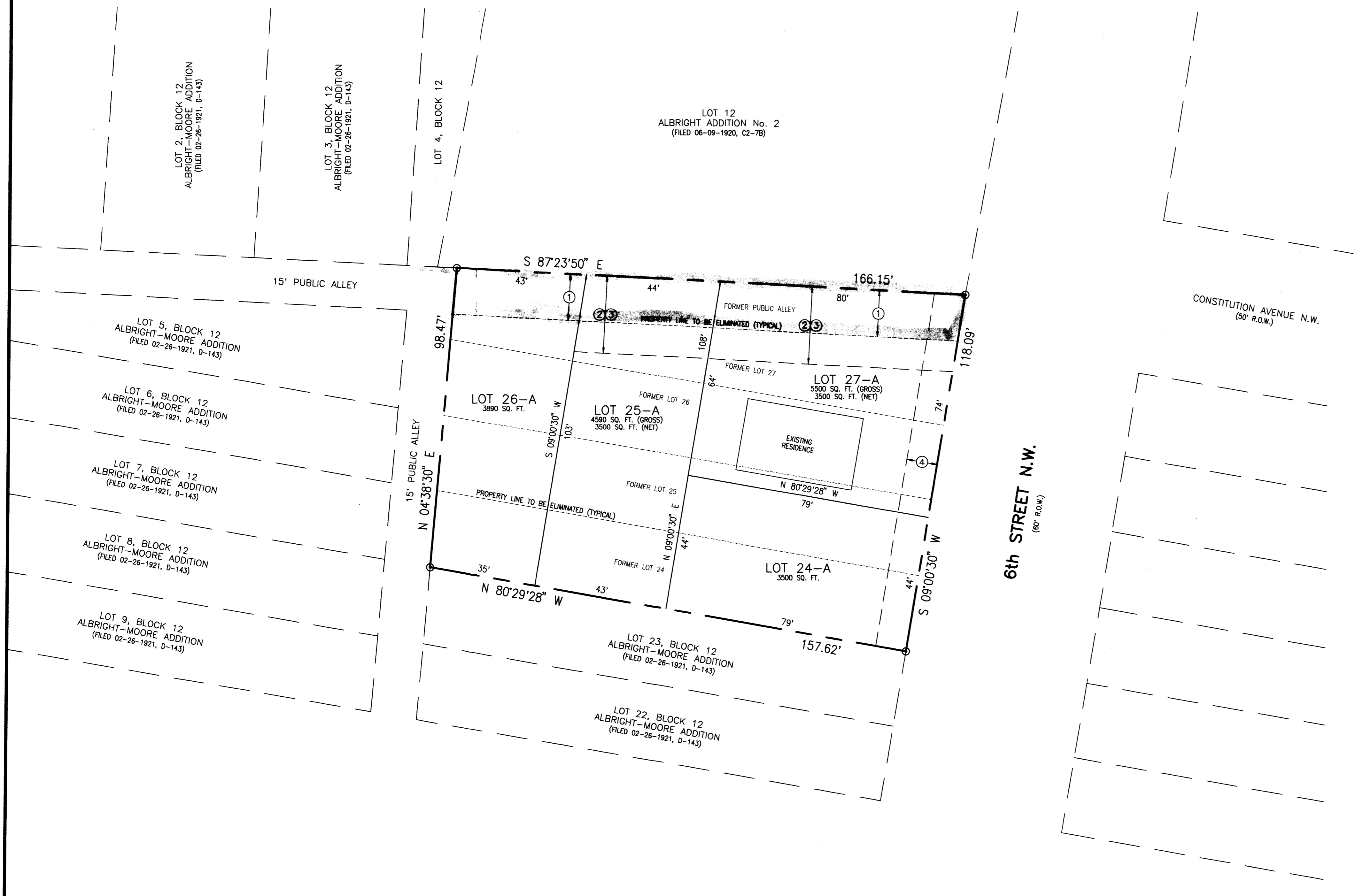


JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.038.3 PLAT



VICINITY MAP
SCALE: 1" = 750'
J-14

16L2001

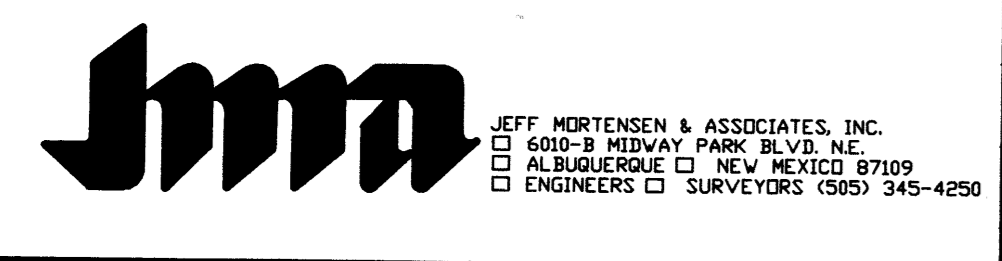


- KEYED NOTES
- VACATED PUBLIC ALLEY RIGHT-OF-WAY
- ① PORTION OF 15' PUBLIC ALLEY DEDICATED BY PLAT D-143, TO BE VACATED BY THIS REQUEST
- NEW EASEMENTS
- ② 25' PRIVATE ACCESS EASEMENT TO SERVE LOT 12, ALBRIGHT ADDITION No. 2 AND LOTS 25-A AND 26-A TO BE GRANTED BY FORTHCOMING PLATTING ACTION. MAINTENANCE 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
7/16

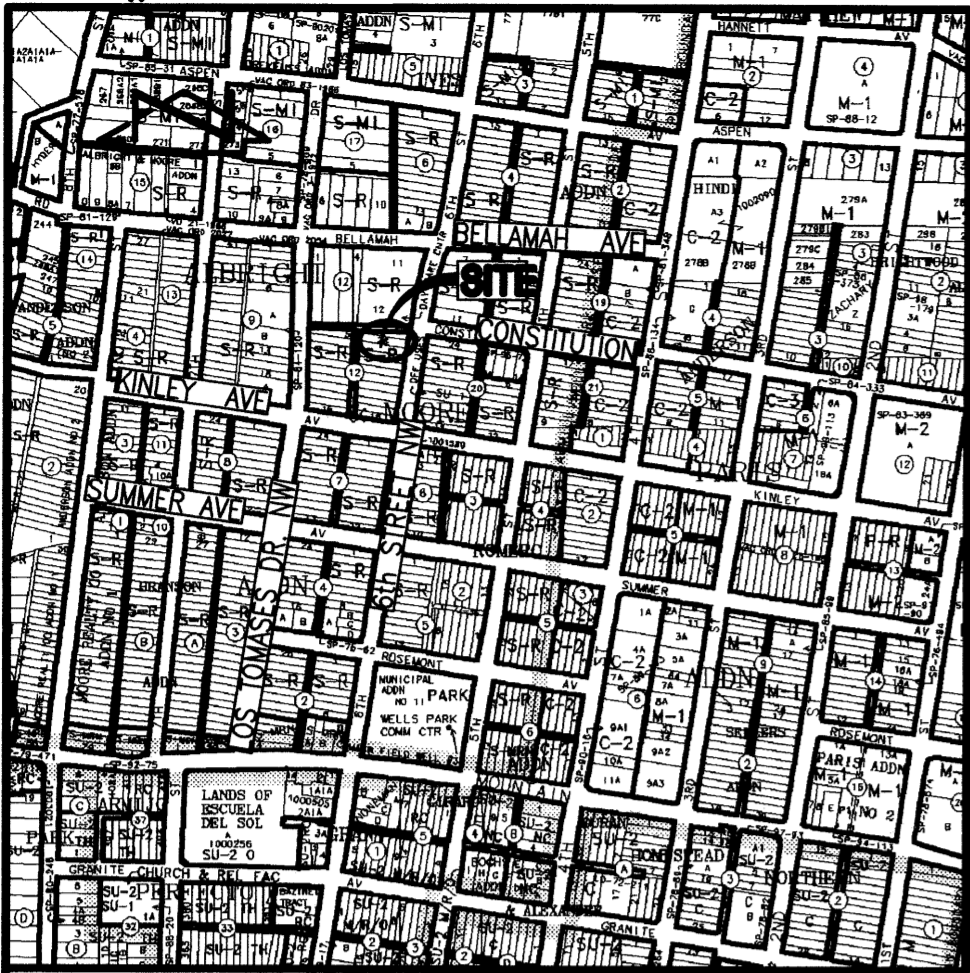
THE PURPOSE OF THIS REQUEST IS TO: 1) VACATE THE PUBLIC ALLEY 2) CONSOLIDATE LOTS 24, 25, 26 AND 27, BLOCK 12, ALBRIGHT-MOORE ADDITION AND THAT PORTION OF THE VACATED PUBLIC ALLEY TO CREATE LOTS 24-A, 25-A, 26-A AND 27-A; 3) DEMONSTRATE THE GRANTING OF EASEMENTS AS SHOWN ON THIS DRAWING

File Path: J:\WORK\2003\06-10-2003\30381\SKETCH.DWG Plot Date: 06-10-2003 Plot Time: 10:49 am



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	DATE	BY	REVISIONS		JOB NO. 2003.038.1
DRAWN BY T.N.T.					DATE 06-2003
APPROVED BY C.G.C.					SHEET 1 OF 1



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

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 7/14/04

DRB PROJECT NUMBER 1002731
 APPLICATION NUMBER 03DRB-00966; 03DRB-00967

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

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.

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
 Kay C. Lamb

6-24-04
 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS



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

Debbe 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.

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.
 Charles G. Cala, Jr., NMPS 11184



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

- Ⓐ FOUND #4 REBAR
- Ⓑ FOUND #5 REBAR W/CAP, NO I.D.
- Ⓒ FOUND #5 REBAR
- Ⓓ FOUND NAIL AND WASHER IN ASPHALT STAMPED "LS 6446"
- Ⓔ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓕ PROPERTY CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION



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