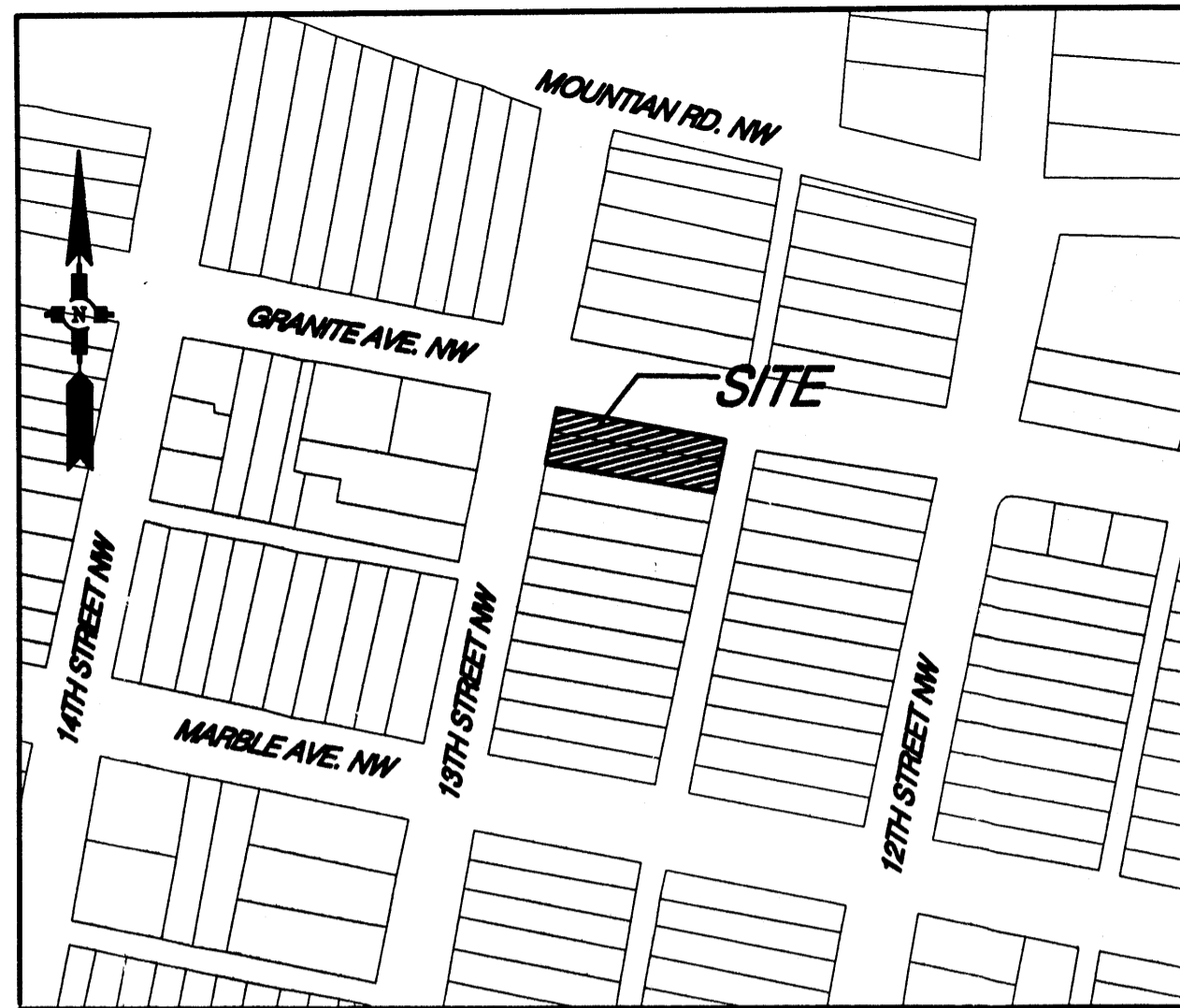


# SKETCH PLAT FOR REPLAT OF LOTS 1 & 2, BLOCK 39 PEREA ADDITION

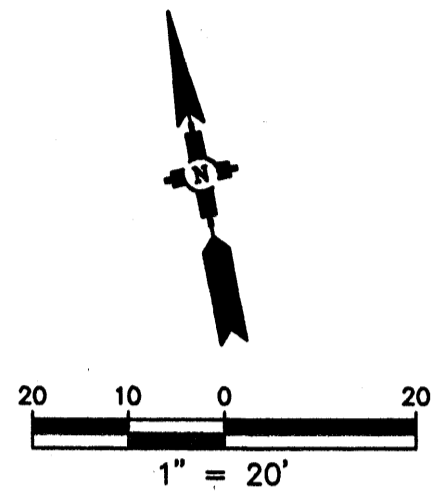
JUNE 2003



N.T.S. VICINITY MAP ZONE ATLAS J-13-Z

### GENERAL NOTES

1. EXISTING/PROPOSED ZONING: SU-2 TH  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE: 0.16 ACRES  
NUMBER OF LOTS: 2 D.U.
3. MIN. LOT DIMENSIONS: 55'x50' MIN.  
MINIMUM LOT AREA: 2,750 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN ARE EXISTING IMPROVEMENTS.



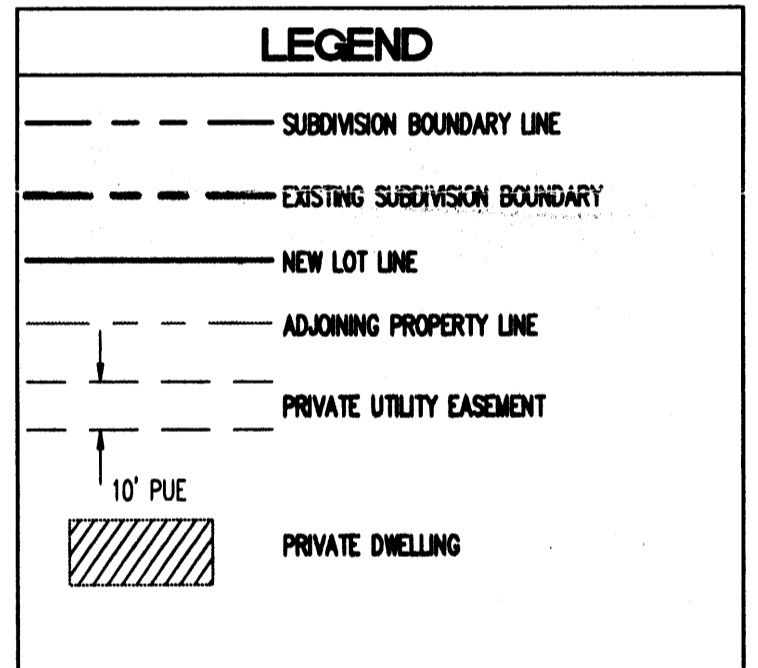
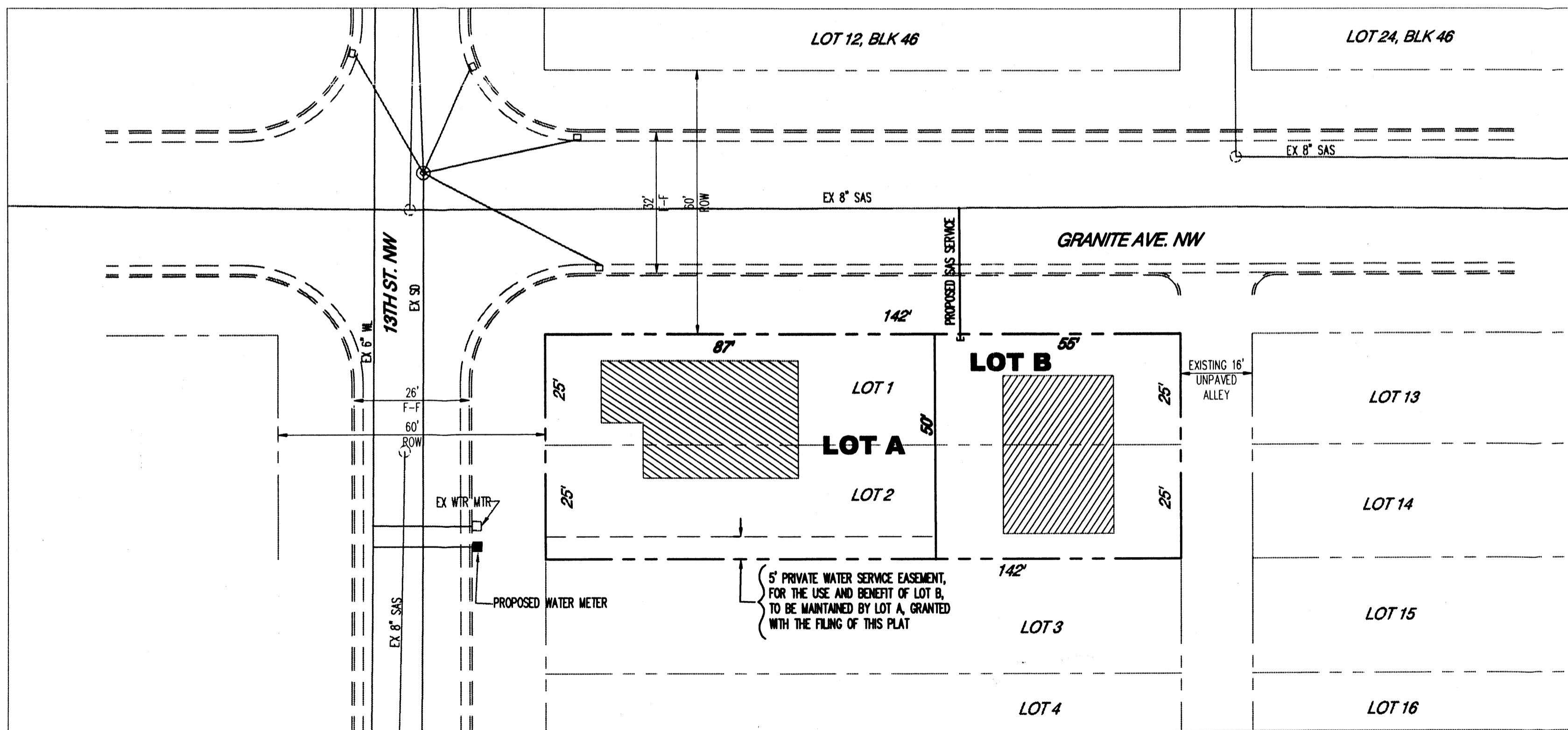
1002775

### SITE DATA

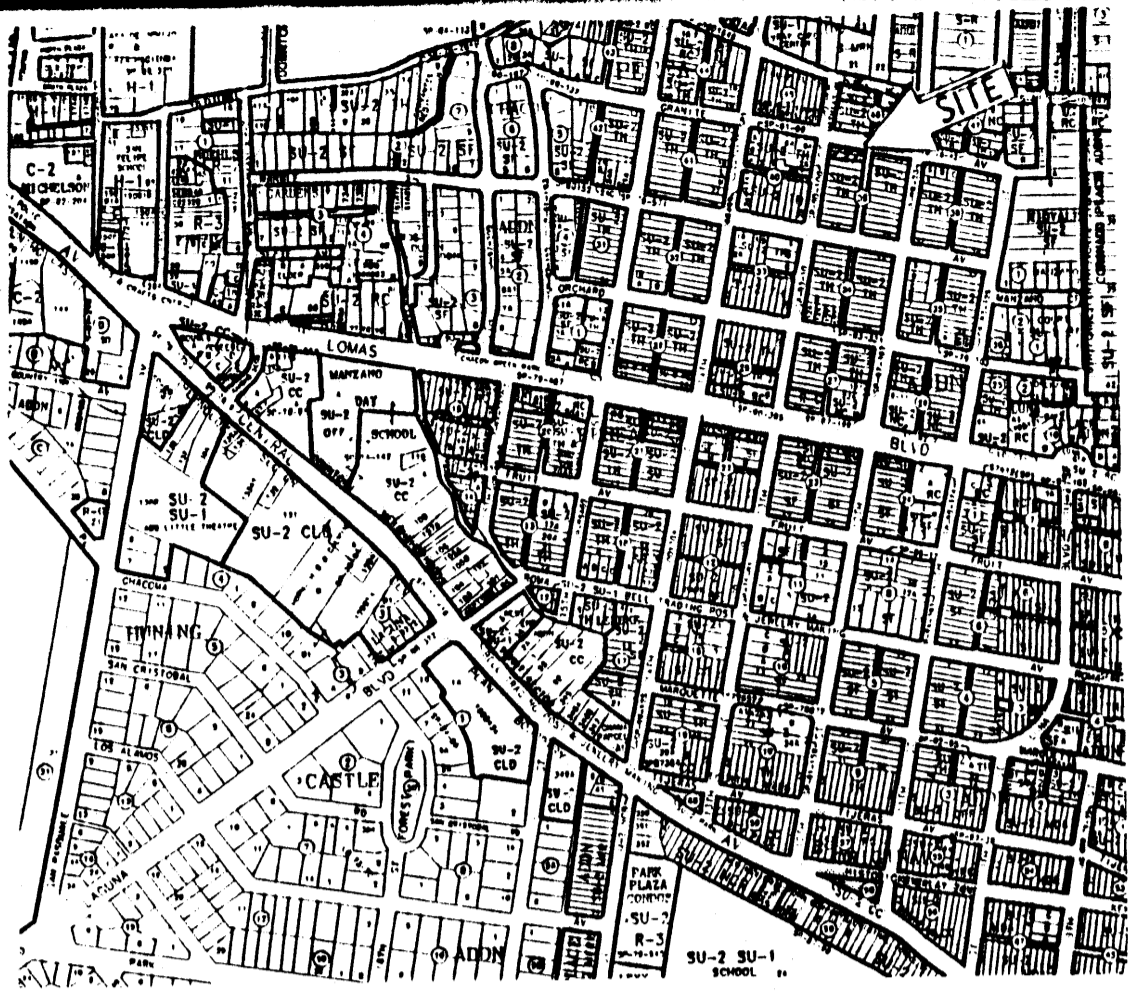
ZONE ATLAS NO.	J-13-Z
ZONING	SU-2 TH
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	2

### PURPOSE OF PLAT

- SUBDIVIDE EXISTING LOTS INTO TWO INDIVIDUAL LOTS
- GRANT AN EASEMENT



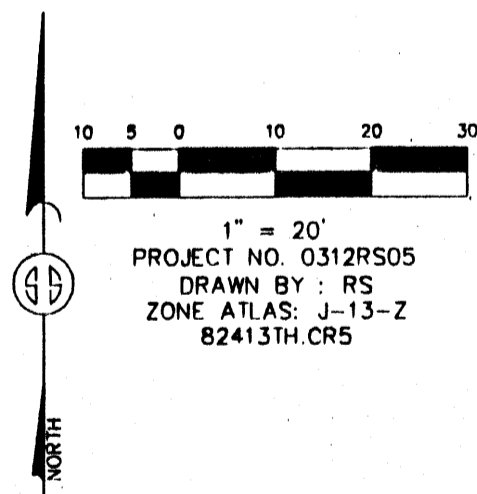
NOTE:  
PUBLIC UTILITIES ARE MEANT TO BE ILLUSTRATIVE ONLY.  
NO SURVEY HAS BEEN PERFORMED



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 12-J13 AND 17-J14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF PEREA ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 01, 1891.
6. GROSS AREA: 0.1791 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2/TH.
10. THE 5' PRIVATE WATER SERVICE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF SAID LOT 2-A AND IS TO BE MAINTAINED BY SAID OWNERS.



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

STATION: ACS 12-J13  
 X = 376922.94  
 Y = 1489212.34  
 GROUND TO GRID = 0.9996804  
 DELTA ALPHA = -00°14'12"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION: ACS 17-J14  
 X = 378903.40  
 Y = 1488804.10  
 GROUND TO GRID = 0.9996799  
 DELTA ALPHA = -00°13'58"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

LEGAL DESCRIPTION

Lots numbered One (1) and Two (2) in Block numbered Thirty-nine (39) of the PEREA ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said addition filed in the office of the Probate Clerk and Ex officio recorder of Bernalillo County, New Mexico on May 1, 1891 in Book C2, folio 43 TOGETHER WITH a portion of vacated Granite Avenue NW right-of-way and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 2, being a point of the east right-of-way of 13th Street NW, Thence N 11°10' 37" E, 55.00 feet to the northwest corner, being a point on the south right-of-way of Granite Avenue NW; thence along said right-of-way S 78°54' 18" E, 141.85 feet to the northeast corner, being a point on the west right-of-way of a (16) sixteen foot public alley; thence along said right-of-way S 11°08' 43" W, 55.00 feet to the southwest corner; thence leaving said right-of-way N 78°54' 18" W, 141.88 feet to the point of beginning and containing 0.1791 acres more or less.

FREE CONSENT

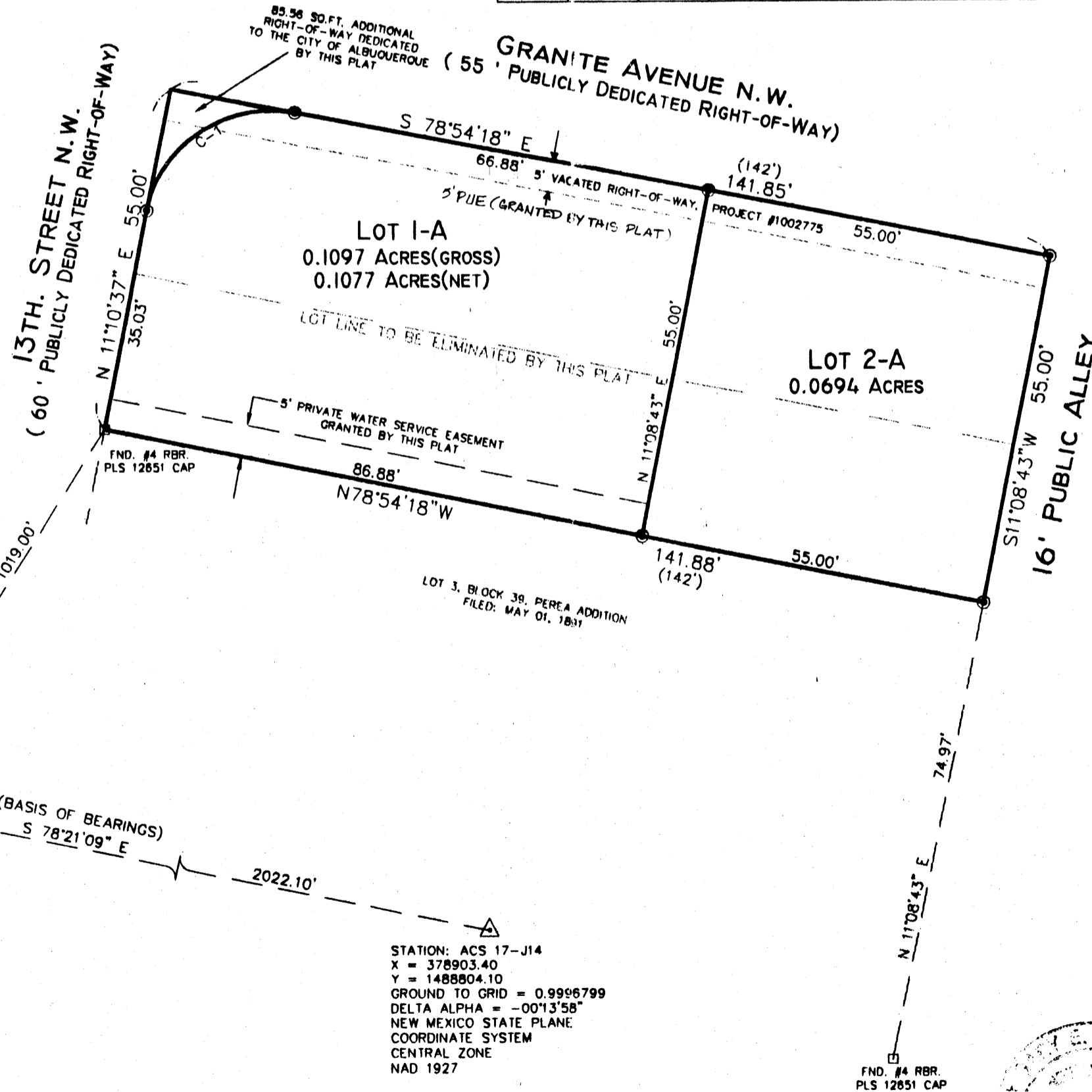
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Kevin E. Murtagh Mary C. Murtagh DATE: 1-7-04  
 OWNER(S) PRINT NAME: KEVIN E. MURTAGH MARY C. MURTAGH  
 ADDRESS: 1135 W. MEADOWLARK LN CORRALES NM TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 )SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF JANUARY, 2004  
 BY: KEVIN E MURTAGH MARY C MURTAGH  
 MY COMMISSION EXPIRES: 10/01/05 Sarah Amato  
 NOTARY PUBLIC

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.39	20.00	89°55'05"	28.28	N56°08'09"E



PLAT OF  
 LOTS 1-A & 2-A, BLOCK 39  
 PEREA ADDITION  
 SITUATE WITHIN SECTION 18,  
 T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2003  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 2/10/04

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO TWO (2) NEW AND TO INCORPORATE PORTION OF VACATED RIGHT-OF-WAY OF GRANITE AVENUE NW INTO LOTS.

APPLICATION NO. & PROJECT NO.: \_\_\_\_\_  
 CITY APPROVALS:  
[Signature] 1-7-04  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING DATE \_\_\_\_\_  
 PARKS & RECREATION DEPARTMENT DATE \_\_\_\_\_  
 UTILITY DEVELOPMENT DIVISION DATE \_\_\_\_\_  
 A.M.A.F.C.A. DATE \_\_\_\_\_  
 CITY ENGINEER DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_  
 REAL PROPERTY DIVISION DATE \_\_\_\_\_

UTILITY APPROVALS:  
[Signature] 1-16-04  
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE  
[Signature] 1-23-04  
 QWEST COMMUNICATIONS DATE  
[Signature] 1-23-04  
 COMCAST CABLE DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature] Dec 22, 2003  
 Gary E. Gritsko  
 New Mexico Professional Surveyor, 8686 Date



**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T10N R3E SEC. 18**