

Vicinity Map N. T. S. Zone Atlas Page G-13-Z

General Notes

- 1. Basis of Bearing; Bearings are Grid, Distances are ground, based on ACS monumentation.
- 2. Record bearings and distances in parentheses.
- 3. This property is not located within a 100 year flood hazard boundary as determined by F.E.M.A., as shown on Flood Insurance Rate Map, Dated September 20, 1976, Map No. 35001C011BD.

Corner Legend

- Set Rebar w/cap "PS 8657"
- Set "PK" Nail w/brass washer "PS 8657"
- ACS Monument
- Found 1/2" Iron Pipe

Purpose of Plat

The purpose of this plat is to create two tracts from one parcel, and to create two private use easements.

Subdivision Data

- 1. EDRA Case No.
- 2. Zone Atlas No. G-13-Z.
- 3. Gross Subdivision Acreage 1.2730 Acres±
- 4. Talos Log No. 2003281128

Free Consent and Dedication

The replat of Tract A of the property of Kenneth L. Miller & Stella R. Miller, filed in the Office of the Bernalillo County Clerk, New Mexico, on June 6, 1973, in Plat record C-7, folio 72, is with the free consent and in accordance with the desires of the undersigned property owners.

7-19.03 Jason Buckner 7-14-03 1; what Buckner
Kimberly Buckner

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

Notary Public State of New Mexico My Commission Expires 4 02

OFFICIAL SEAL PHYLLIS DINKEL S.W. Corner

Lot 5, Block 1

Scribe Mark found

The foregoing instrument was acknowledged by me this __ My commission expires 6 8

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

This is to certify that Taxes are current and paid on UPC# 101−30−60−422−462−108−11

Property owners of Record: Robbie Buckner, Jason Buckner & Kimberly Buckner

Bernalillo County Treasurer's Office

NOTARY PUBLIC

PLAT OF TRACT A & TRACT B LANDS OF THE BUCKNER FAMILY

BEING A REPLAT OF TRACT A OF PROPERTY OF KENNETH L. MILLER & STELLA R. MILLER CITY OF ALBUQUERQUE, SEC.6, T.11N, R.3E, NMPM BERNALILLO COUNTY, NEW MEXICO JULY. 2003

Description

Lois Addition Filed March 10, 1964 Plat Record C–6, Folio 8

\$ S 73"51"58" E

(S 87'29'00" E 150.20')

Lot 4

Private 20' wide

Scribe Mark found, PK w/brass washer set

Ingress, Egress Easement

(IN FEET)

1 inch = 50 ft.

Created by this Plat

Chain Link & Wood Fences

Chain Link

Tract B
Re-Plat of Property of
Kenneth L Miller & Stella R. Miller

Filed June 6, 1973

Plat Record C-7, Folio 72

Fence

Lot 5

TRACT A

0.9042 Acres±

Chain Link

TRACT B

0.3688 Acres±

N 70°04'57" 150.00°

Chain Link &

Wood Fences

Lot 9, Block 1

Van Cleave Acres

Filed April 15, 1933 Plat Record D-1, Folio 177

Private 10' wide

Utility Easement

Created by this Plat

Masonry Wall -

Van Cleave Road NW

ACS MON.6-G13AR

X = 375498.02

Y=1500656.54

Central Zone

 $\Delta = -0.14'22''$

NAD 1927

GG Factor=0.9996802

Fence

A certain parcel of land situate within Section 6, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, known as Tract A of the Property of Kenneth L. Miller & Stella R. Miller, as filed in plat record C-7, folio 72 on June 6, 1973 with the Bernalillo County Clerk, and being more particularly described as follows:

Beginning at the southeast corner of this tract, a point on the North R.O.W. of Van Cleave Road, whence the A.C.S. monument 6-G13A bears S 50°21'14" W, 2,445.56 feet; THENCE from said point of beginning along the North R.O.W. of Van Cleave road N 70°04'57" W 150.00 feet to the southwest corner of this tract; THENCE leaving said R.O.W. N 19°55'03" E, 364.71 feet to the northwest corner of this tract;

THENCE S 73°51'58" E, 150.33 feet to the northeast corner of this tract; THENCE S 19°55'03" W, 374.63 feet to the Point of Beginning, containing 1.2730 acres more or

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:

SUBDIVISION CASE NO. ____ Date Bernalillo County Planning Date Bernalillo County Zoning Bernalillo County Environmental Health Date Date Bernalillo County Public Works Department Date Bernalillo County Fire Marshall

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

Date Planning Director, City of Albuquerque Date Traffic Engineer, City of Albuquerque

Water Utilities Department, City of Albuquerque Date

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

City Engineer, City of Albuquerque

Parks and Recreation, City of Albuquerque

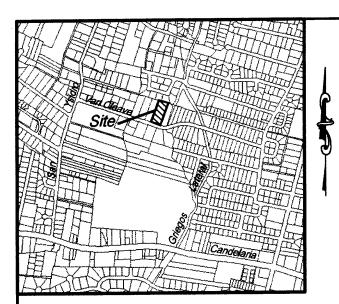
Surveyor's Certificate

I James M. Kilby, 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 arn 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, the Bernalillo County Subdivision ordinance and the State of New Mexico as adopted October 1, 2000, and is true and correct to the best of my knowledge and belief.

James M. Kilby, NMPS 8657 505 Carmony NE Albuquerque, NM 87107

Date

Date



Vicinity Map N. T. S. Zone Atlas Page G-13-Z

General Notes

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- 2. Record bearings and distances in parentheses.
- 3. This property is not located within a 100 year flood hazard boundary as determined by F.E.M.A., as shown on Flood Insurance Rate Map, Dated September 20,1996, Map No. 35001C0118D

Corner Legend

- Set Rebar w/cap "PS 8657"
- Set "PK" Nail w/brass washer "PS 8657"
- ACS Monument
- Found 1/2" Iron Pipe

Purpose of Plat

The purpose of this plat is to create two tracts from one parcel, and to create two private use easements.

Subdivision Data

- 1. EDRA Case No.
- 2. Zone Atlas No. G-13-Z. 3. Gross Subdivision Acreage 1.2730 Acres±
- 4. Talos Log No. 2003281128

Free Consent and Dedication

The replat of Tract A of the property of Kenneth L. Miller & Stella R. Miller, filed in the Office of the Bernalillo County Clerk, New Mexico, on June 6, 1973, in Plat record C-7, folio 72, is with the free consent and in accordance with the desires of the undersigned property owners.

Rabbe Bedre		07-19-0
Robbie Buckner		Date
Jan Buch	٠.	7-19-03
Jason Buckner		Date
Panlay Busterer		7-19-0
Kimberly Buckner		Date

STATE OF NEW MEXICO

Kimberly Buckner

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged by me this __ __, 2003, by Robbie Buckner, Jason Buckner & Kimberly Buckner.

OFFICIAL SEAL PHYLLIS DINKEL Notary Public

State of New Mexico My Commission Expires 2 8 0

NOTARY PUBLIC

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

This is to certify that Taxes are current and paid on UPC# 101-30-60-422-462-108-11

Property owners of Record: Robbie Buckner, Jason Buckner & Kimberly Buckner

Bernalillo County Treasurer's Office

PLAT OF TRACT A & TRACT B LANDS OF THE BUCKNER FAMILY

BEING A REPLAT OF TRACT A OF PROPERTY OF KENNETH L. MILLER & STELLA R. MILLER CITY OF ALBUQUERQUE, SEC.6, T.11N, R.3E, NMPM BERNALILLO COUNTY, NEW MEXICO JULY, 2003



Description

Lois Addition Filed March 10, 1964

Plat Record C-6, Folio 8

73°51′58° E

Lot 4

Chain Link & Wood Fences

Chain Link

Tract B Re-Plat of Property of

Kenneth L Miller & Stella R. Miller

Filed June 6, 1973

Plat Record C-7, Folio 72

Fence

Private 20' wide Drainage &

maintained by owner of Tract A)

Ingress, Egress Easement

(for the benefit of, and to be

(IN FEET)

1 inch = 50 ft.

Created by this Plat.

Scribe Mark found, PK w/brass washer set

Lot 5

TRACT A

0.9042 Acres±

Chain Link

TRACT -B

0.3409 Acres±

(N 83° 42'00"W)

Chain Link &

Wood Fences

Lot 9, Block 1

Van Cleave Acres

Filed April 15, 1933

Plat Record D-1, Folio 177

Private 10 wide Easement Created by this Plat for

all necessary utilities, for the benefit of and

Masonry Wall

R.O.W. dedicated to

the City of Albuquerque

by this Plat. -

Van Cleave Road NW 8.7

▲ ACS MON.6-G13AR

X=375498.02

Y=1500656.54

Central Zone $\Delta = -0.14'22"$

NAD 1927

GG Factor=0.9996802

to be maintained by

S.W. Corner

Lot 5, Block 1

Scribe Mark found

the owner of Tract A

Fence

A certain parcel of land situate within Section 6, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, known as Tract A of the Property of Kenneth L. Miller & Stella R. Miller, as filed in plat record C-7, folio 72 on June 6, 1973 with the Bernalillo County Clerk, and being more particularly described as follows:

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THENCE leaving said R.O.W. N 19°55'03" E, 364.71 feet to the northwest corner of this tract; THENCE S 73.51.58" E, 150.33 feet to the northeast corner of this tract; THENCE S 19°55'03" W, 374.63 feet to the Point of Beginning, containing 1.2730 acres more or

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:

SUBDIVISION PASE NO. P(0). # 1002849 App. # 03.01272 Date Planning Bernalillo Bernglillo Date ty Zoning Date Environmental Health Date Public Works Department Date Fire Marshall

APPRO LS as specified by the City of Albuquerque Subdi	vision Ordinance:
Cheran Illation	8/24/6
Manning Director, City of Albuquerque	Date
Poh O I)	8-18-03
Traffic Engineer, City of Albuquerque	Date
Popul Der	8-19-03
Water Utilities Department, City of Albuquerque	Date
The Han	7-22-03
City Surveyor, City of Albuquerque	Date
Christina Sandoval	8/25/03
Parks and Recreation, City of Albuquerque	Date
Helal Down	8.18.03
A.M.A.F.C.A.	Date
Bradk L. Bijhon	8/21/03
City Engineer, City of Albuquerque	Date

Surveyor's Certificate

I James M. Kilby, 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, the Bernalillo County Subdivision ordinance and the State of New Mexico as adopted October 1, 2000, and is true and correct to the best of my knowledge and belief.

James M. Kilby, NMPS 8657 505 Carmony NE Albuquerque, NM 87107