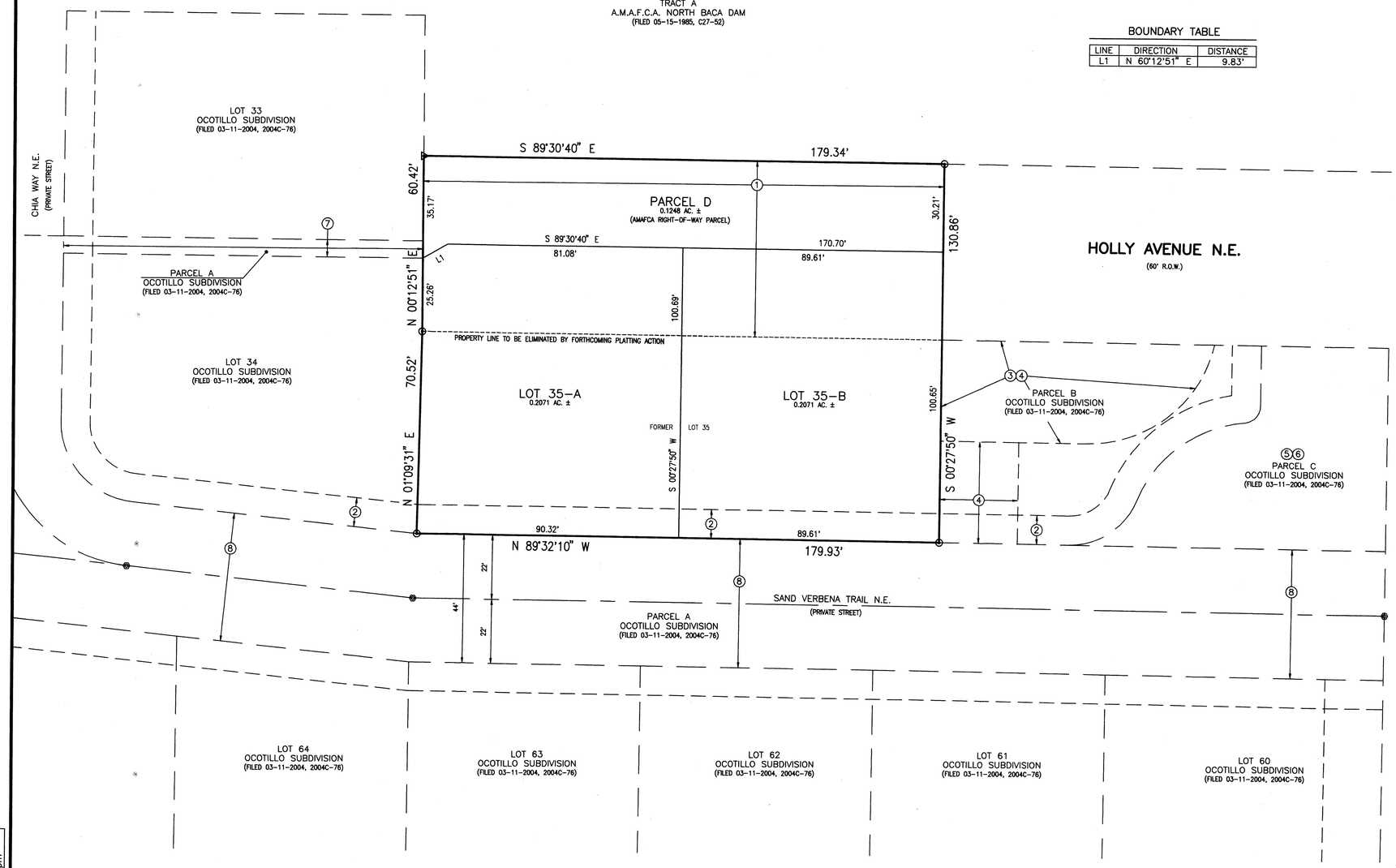
SCALE: 1" = 20'

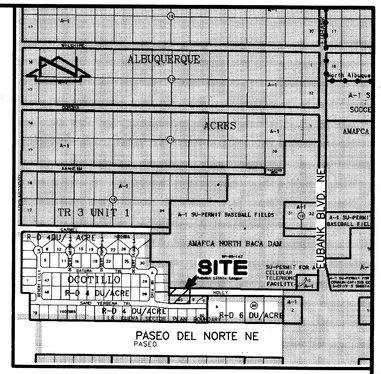
20 0 40
10 20

TRACT A
A.M.A.F.C.A. NORTH BACA DAM
(FILED 05-15-1985, C27-52)

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 60°12'51" E	9.83'





VICINITY MAP
SCALE: 1" = 750'

C-21

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

1. PORTION OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST. PUBLIC DRAINAGE EASEMENT WITHIN PROPOSED PARCEL D TO BE RETAINED.

EXISTING EASEMENTS

2. 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-76
3. TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)
4. TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)
5. PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)
6. CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)
7. CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)
8. PRIVATE ACCESS EASEMENT, CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

Sketch Plat Only

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE: THE PORTION OF HOLLY AVENUE N.E. TO BE VACATED; THE CREATION OF TWO LOTS AND PARCEL D FROM FORMER LOT 35 AND THE VACATED PORTION OF HOLLY AVENUE N.E., AS SHOWN OR NOTED ON THIS DRAWING

File Path: G:\WORK\2004\118\2 | Plot Date: 04-12-2005
File Name: 4118\2SKETCH.DWG | Plot Time: 2:43 pm

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

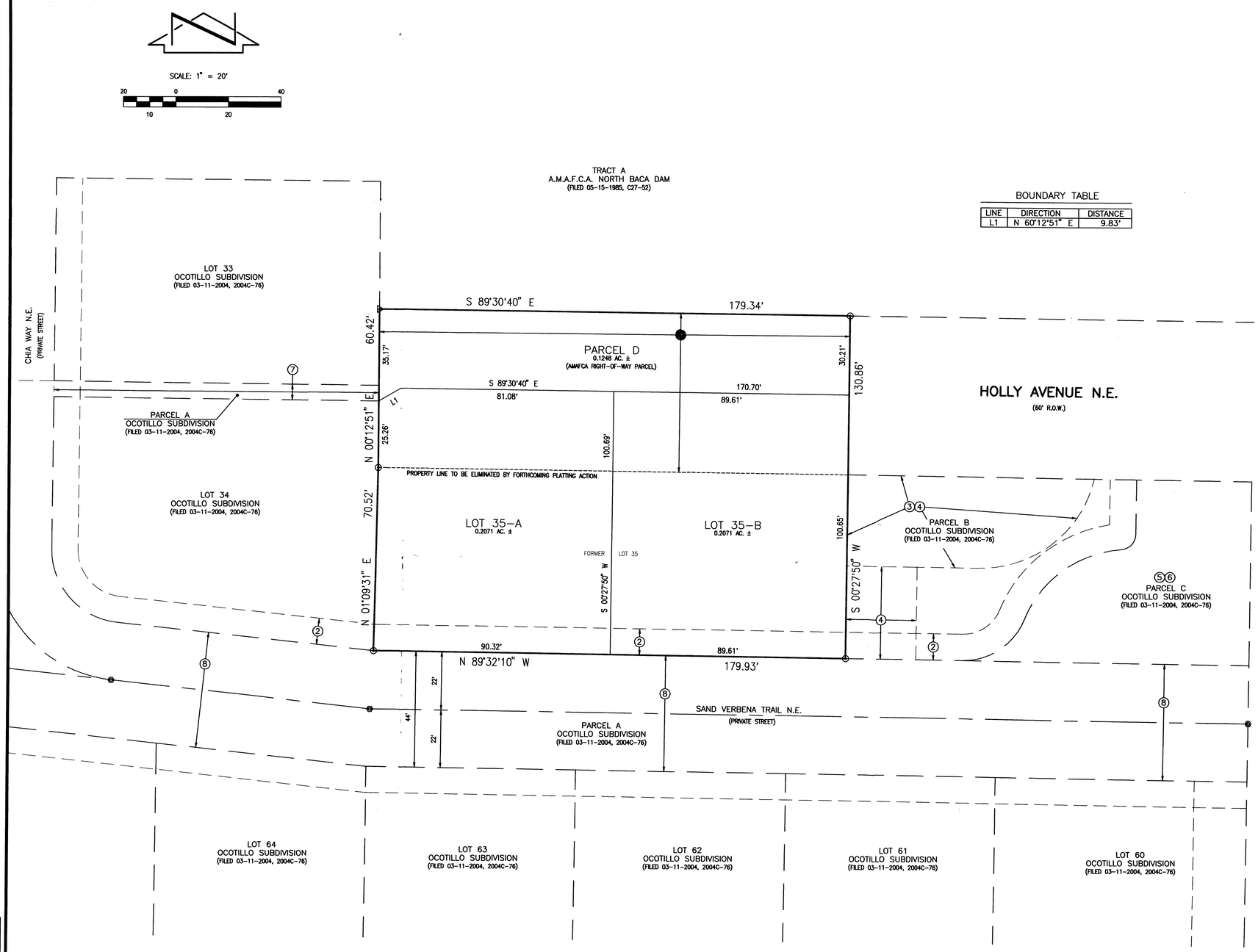
SKETCH PLAT AND VACATION REQUEST EXHIBIT

LOT 35-A, LOT 35-B AND PARCEL D, OCOTILLO SUBDIVISION

SURVEYED BY J.M.S.
DRAWN BY T.N.T.
APPROVED BY C.G.C.

NO.	DATE	BY	REVISIONS

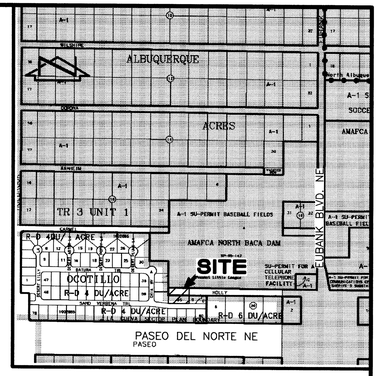
JOB NO. 2004.118.2
DATE 04-2005
SHEET 1 OF 1



BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 60°12'51" E	9.83'

EXHIBIT B
Date 5/11/05



VICINITY MAP
SCALE: 1" = 750'

C-21

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

● PORTION OF HOLLY AVENUE N.E. TO BE VACATED BY THIS REQUEST. PUBLIC DRAINAGE EASEMENT WITHIN PROPOSED PARCEL D TO BE RETAINED.

EXISTING EASEMENTS

(2) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-76

(3) TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(4) TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(5) PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(6) CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

(7) CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(8) PRIVATE ACCESS EASEMENT, CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE: THE PORTION OF HOLLY AVENUE N.E. TO BE VACATED; THE CREATION OF TWO LOTS AND PARCEL D FROM FORMER LOT 35 AND THE VACATED PORTION OF HOLLY AVENUE N.E., AS SHOWN OR NOTED ON THIS DRAWING

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

SKETCH PLAT AND VACATION REQUEST EXHIBIT

LOT 35-A, LOT 35-B AND PARCEL D, OCOTILLO SUBDIVISION

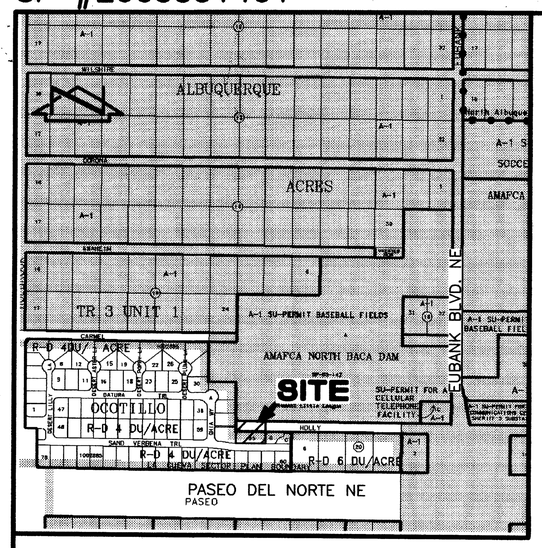
SURVEYED BY J.M.S.
DRAWN BY T.N.T.
APPROVED BY C.G.C.

NO.	DATE	BY	REVISIONS

JOB NO. 2004.118.2
DATE 04-2005
SHEET 1 OF 1

File Path: E:\MWA\04\118\2\
File Name: 41182SKETCH.DWG
Plot Date: 04-12-2005
Plot Time: 2:43 pm

SP #2005331401



VICINITY MAP

C-21

SCALE: 1" = 750'

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Jason Daskalos — Date 9-15-05
(Lot 35 / south half vacated portion of HOLLY Ave. NE)

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 15th day of September, 2005, by Jason Daskalos.

Debie LeBlanc Trujillo
Notary Public

Cindy Lynn Daskalos — Date 9-15-05
(Lot 35 / south half vacated portion of HOLLY Ave. NE)

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 15th day of September, 2005, by Cindy Lynn Daskalos.

Debie LeBlanc Trujillo
Notary Public

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

John P. Kelly, Executive Engineer, A.M.A.F.C.A. — Date 9-8-05
(north half vacated portion of Holly Ave. NE)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 8th day of September, 2005, by John P. Kelly, Executive Engineer, A.M.A.F.C.A.

Martin Eckert Jr.
Notary Public

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: July 18, 2008

PLAT OF

LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

A.M.A.F.C.A.
JASON & CINDY LYNN DASKALOS
OWNER

SEC. 16, T 11 N, R 4 E, N.M.P.M.
LOCATION

OCOTILLO
SUBDIVISION

2005153582
6349631
Page: 1 of 3
10/17/2005 01:05P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-346

COUNTY CLERK FILING DATA

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 35, Ocotillo Subdivision, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004, Book 2004C, Page 76; together with that portion of Holly Avenue N.E. vacated by 05DRB-00631, 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 35, also being the southwest property corner of Parcel B, of said Ocotillo Subdivision, and also being a point on the north property line of Parcel A, of said Ocotillo Subdivision, also known as Sand Verbena Trail N.E. (private street); thence N 89°32'10" W a distance of 179.93 feet to the southwest corner of the parcel herein described, being the southwest property corner of said Lot 35, also being the southeast property corner of Lot 34, of said Ocotillo Subdivision, and also being a point on the north property line of said Parcel A; thence N 01°09'31" E a distance of 70.52 feet to a point on the west property line of said Lot 35, also being a point on the east property line of said Lot 34; thence N 00°12'51" E a distance of 60.42 feet to the northwest corner of the parcel herein described, being a point on the east property line of Lot 33, of said Ocotillo Subdivision, also being the southwest property corner of Tract A, A.M.A.F.C.A. North Baca Dam, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1985, Book C27, Page 52, and also being a point on the former north right-of-way line vacated by 05DRB-00631; thence S 89°29'51" E a distance of 179.34' to the northeast corner of the parcel herein described, being a point on the south property line of said Tract A, A.M.A.F.C.A. North Baca Dam, also being the new northwest corner of the remaining public right-of-way of Holly Avenue N.E.; thence S 00°27'50" W a distance of 130.82 feet to the point of beginning and containing 0.5389 acres more or less.

DRB PROJECT NUMBER 1002885

APPLICATION NUMBER 05DRB-00631, 05DRB-00633

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10/14/05
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10-12-05
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10/13/05
A.M.A.F.C.A.	DATE 10/13/05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10-12-05
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10/12/05
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 9-20-05
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 10-13-05
P.N.M. ELECTRIC SERVICES	DATE 10-6-05
QWEST TELECOMMUNICATIONS	DATE 10-12-05
P.N.M. GAS SERVICES	DATE 10-6-05
COMCAST CABLE VISION OF NEW MEXICO, INC.	DATE 10.12.05

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 — Date 09.06.2005

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: 102106415603830123/102106414003830124
PROPERTY OWNER OF RECORD:
PETE + SOULA DASKALOS
BERNALILLO COUNTY TREASURER'S OFFICE:
Francisco Lucero 10/17/05

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2004.118.2 FINAL

SP #2005331401

PLAT OF

LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2005

2005153582
6349631
Page: 2 of 3
10/17/2005 01:05P
Bk-2005C Pg-346
Mary Herrera Bern. Co. PLAT R 17.00

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in June, 2005. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 16, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "Heaven".
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. Incorporate the vacation of a portion of the public right-of-way of Holly Avenue N.E. (05DRB-00631), as shown.
   b. Create 2 (two) residential lots and Parcel D from Lot 35 and the vacated portion of Holly Avenue N.E.
8. The following documents and instruments were used for the performance and preparation of this plat:
   a. Plat of Ocotillo Subdivision filed 03-11-2004, Book 2004C, Page 76, Records of Bernalillo County, New Mexico.
   b. Plat of A.M.A.F.C.A. North Baca Dam filed 05-15-1985, Book C27, Page 52, Records of Bernalillo County, New Mexico.
   c. Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
9. Gross subdivision acreage = 0.5389 acres.
10. Current Zoning on site is R-D 4DU/ACRE, based upon review of the City of Albuquerque Zone Atlas.

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

(1) PORTION OF HOLLY AVENUE N.E. VACATED BY 05DRB-00631 (0.2485 ACRES ±). PUBLIC DRAINAGE EASEMENT WITHIN PARCEL D TO BE RETAINED.

EXISTING EASEMENTS

(2) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-76

(3) TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(4) TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(5) PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(6) CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

(7) CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(8) PRIVATE ACCESS EASEMENT, CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

MONUMENTS

(A) FOUND AMAFCA BRASS CAP SET IN CONCRETE

(B) FOUND REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(C) FOUND CHISELED "+" IN CONCRETE

(D) SET REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) AMAFCA BRASS CAP DESTROYED BY CONSTRUCTION, REPLACED WITH AMAFCA BRASS CAP SET IN CONCRETE

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

JOB #2004.118.2 FINAL

SP #2005331401

PLAT OF

LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2005

2005153582
6349631
Page: 3 of 3
10/17/2005 01:05P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-346

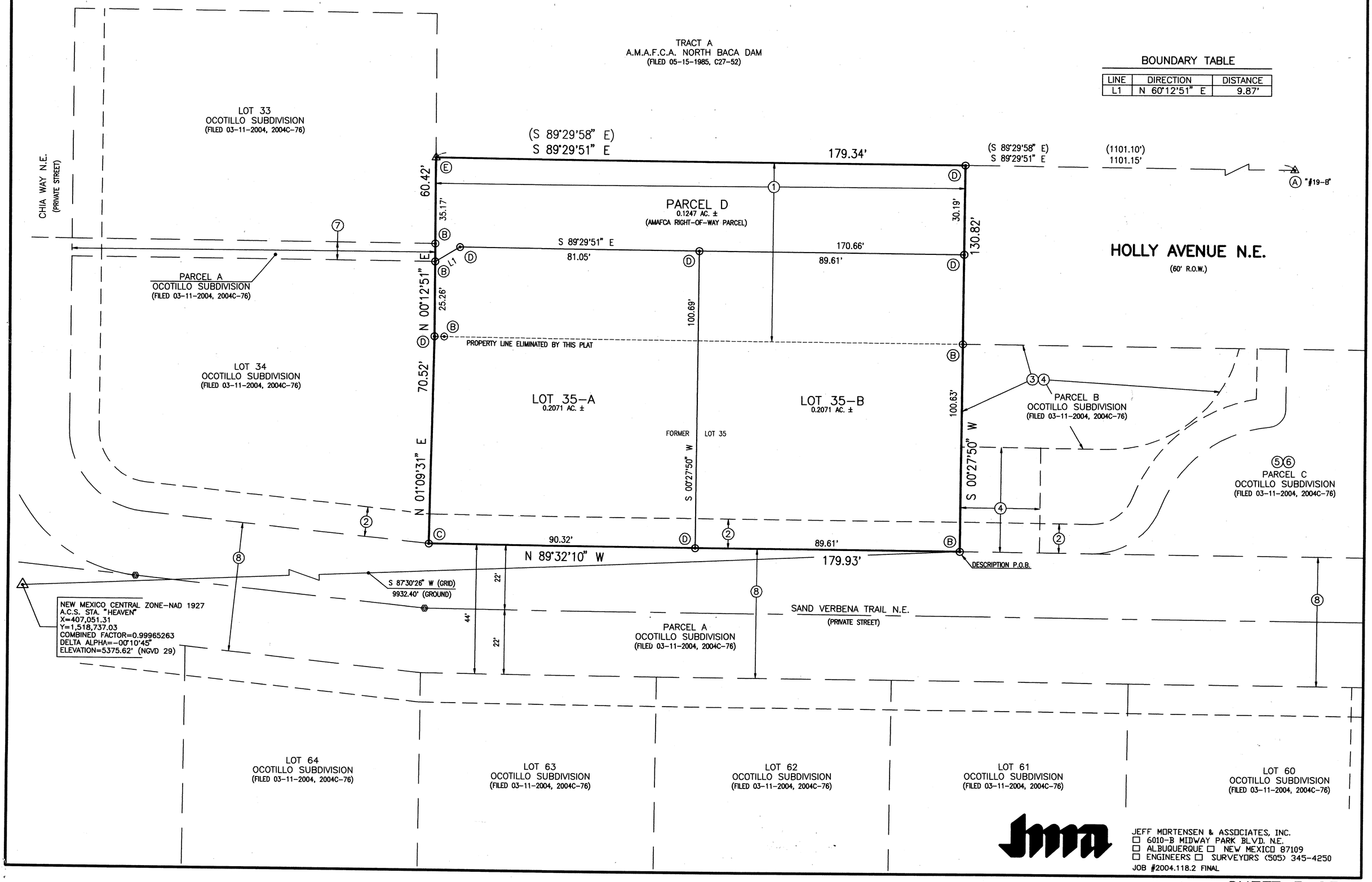
COUNTY CLERK FILING DATA

SCALE: 1" = 20'

20 0 40
10 20

BOUNDARY TABLE

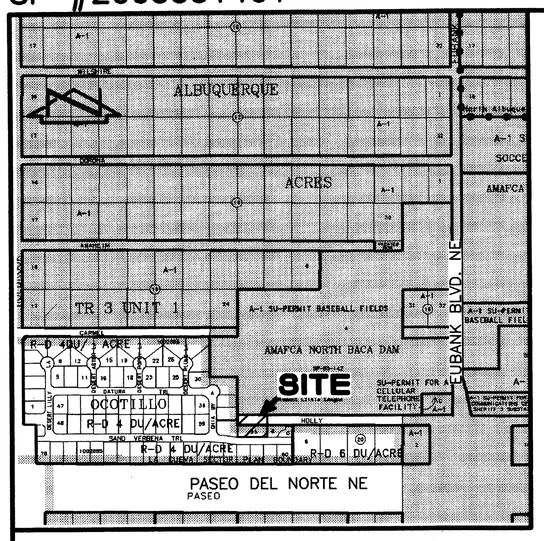
LINE	DIRECTION	DISTANCE
L1	N 60°12'51" E	9.87'



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

JOB #2004.118.2 FINAL

SP #2005331401



VICINITY MAP C-21

SCALE: 1" = 750'

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Jason Daskalos 9-15-05
(Lot 35 / south half vacated portion of HOLLY Ave. NE) 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 15th day of September, 2005, by Jason Daskalos.

Debie LeBlanc Trujillo
Notary Public

Cindy Lynn Daskalos 9-15-05
(Lot 35 / south half vacated portion of HOLLY Ave. NE) 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 15th day of September, 2005, by Cindy Lynn Daskalos.

Debie LeBlanc Trujillo
Notary Public

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

John P Kelly 9-8-05
John P. Kelly, Executive Engineer, A.M.A.F.C.A. Date
(north half vacated portion of Holly Ave. NE)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 8th day of September, 2005, by John P. Kelly, Executive Engineer, A.M.A.F.C.A.

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: July 4, 2008

Martin Eckert Jr.
Notary Public

PLAT OF
LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

A.M.A.F.C.A.
JASON & CINDY LYNN DASKALOS
OWNER

SEC. 16, T 11 N, R 4 E, N.M.P.M.
LOCATION

OCOTILLO
SUBDIVISION

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 35, Ocotillo Subdivision, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004, Book 2004C, Page 76; together with that portion of Holly Avenue N.E. vacated by 05DRB-00631, 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 35, also being the southwest property corner of Parcel B, of said Ocotillo Subdivision, and also being a point on the north property line of Parcel A, of said Ocotillo Subdivision, also known as Sand Verbena Trail N.E. (private street); thence N 89°32'10" W a distance of 179.93 feet to the southwest corner of the parcel herein described, being the southwest property corner of said Lot 35, also being the southeast property corner of Lot 34, of said Ocotillo Subdivision, and also being a point on the north property line of said Parcel A; thence N 01°09'31" E a distance of 70.52 feet to a point on the west property line of said Lot 35, also being a point on the east property line of said Lot 34; thence N 00°12'51" E a distance of 60.42 feet to the northwest corner of the parcel herein described, being a point on the east property line of Lot 33, of said Ocotillo Subdivision, also being the southwest property corner of Tract A, A.M.A.F.C.A. North Baca Dam, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 15, 1985, Book C27, Page 52, and also being a point on the former north right-of-way line vacated by 05DRB-00631; thence S 89°29'51" E a distance of 179.34' to the northeast corner of the parcel herein described, being a point on the south property line of said Tract A, A.M.A.F.C.A. North Baca Dam, also being the new northwest corner of the remaining public right-of-way of Holly Avenue N.E.; thence S 00°27'50" W a distance of 130.82 feet to the point of beginning and containing 0.5389 acres more or less.

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002885

APPLICATION NUMBER 05DRB-00631, 05DRB-00633

APPROVALS:

PRELIMINARY PLAT APPROVED BY DRB ON 10/12/05 FINAL

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

WATER UTILITY DEPARTMENT, 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

9-20-05
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 09-06-2005
Date

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

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2004.118.2 FINAL

SP #2005331401

PLAT OF

LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2005

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in June, 2005. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 16, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "Heaven".
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. Incorporate the vacation of a portion of the public right-of-way of Holly Avenue N.E. (05DRB-00631), as shown.
   b. Create 2 (two) residential lots and Parcel D from Lot 35 and the vacated portion of Holly Avenue N.E.
8. The following documents and instruments were used for the performance and preparation of this plat:
   a. Plat of Ocotillo Subdivision filed 03-11-2004, Book 2004C, Page 76, Records of Bernalillo County, New Mexico.
   b. Plat of A.M.A.F.C.A. North Baca Dam filed 05-15-1985, Book C27, Page 52, Records of Bernalillo County, New Mexico.
   c. Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
9. Gross subdivision acreage = 0.5389 acres.
10. Current Zoning on site is R-D 4DU/ACRE, based upon review of the City of Albuquerque Zone Atlas.

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

(1) PORTION OF HOLLY AVENUE N.E. VACATED BY 05DRB-00631 (0.2485 ACRES ±). PUBLIC DRAINAGE EASEMENT WITHIN PARCEL D TO BE RETAINED.

EXISTING EASEMENTS

(2) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-76

(3) TEMPORARY PUBLIC VEHICULAR EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(4) TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(5) PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(6) CITY OF ALBUQUERQUE PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

(7) CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2004C-76 (OFFSITE)

(8) PRIVATE ACCESS EASEMENT, CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED BY PLAT 2004C-76 (OFFSITE)

MONUMENTS

(A) FOUND AMAFCA BRASS CAP SET IN CONCRETE

(B) FOUND REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(C) FOUND CHISELED "+" IN CONCRETE

(D) SET REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) AMAFCA BRASS CAP DESTROYED BY CONSTRUCTION, REPLACED WITH AMAFCA BRASS CAP SET IN CONCRETE

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

JOB #2004.118.2 FINAL

SP #2005331401

PLAT OF

LOTS 35-A, 35-B AND PARCEL D, OCOTILLO SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2005

COUNTY CLERK FILING DATA

SCALE: 1" = 20'

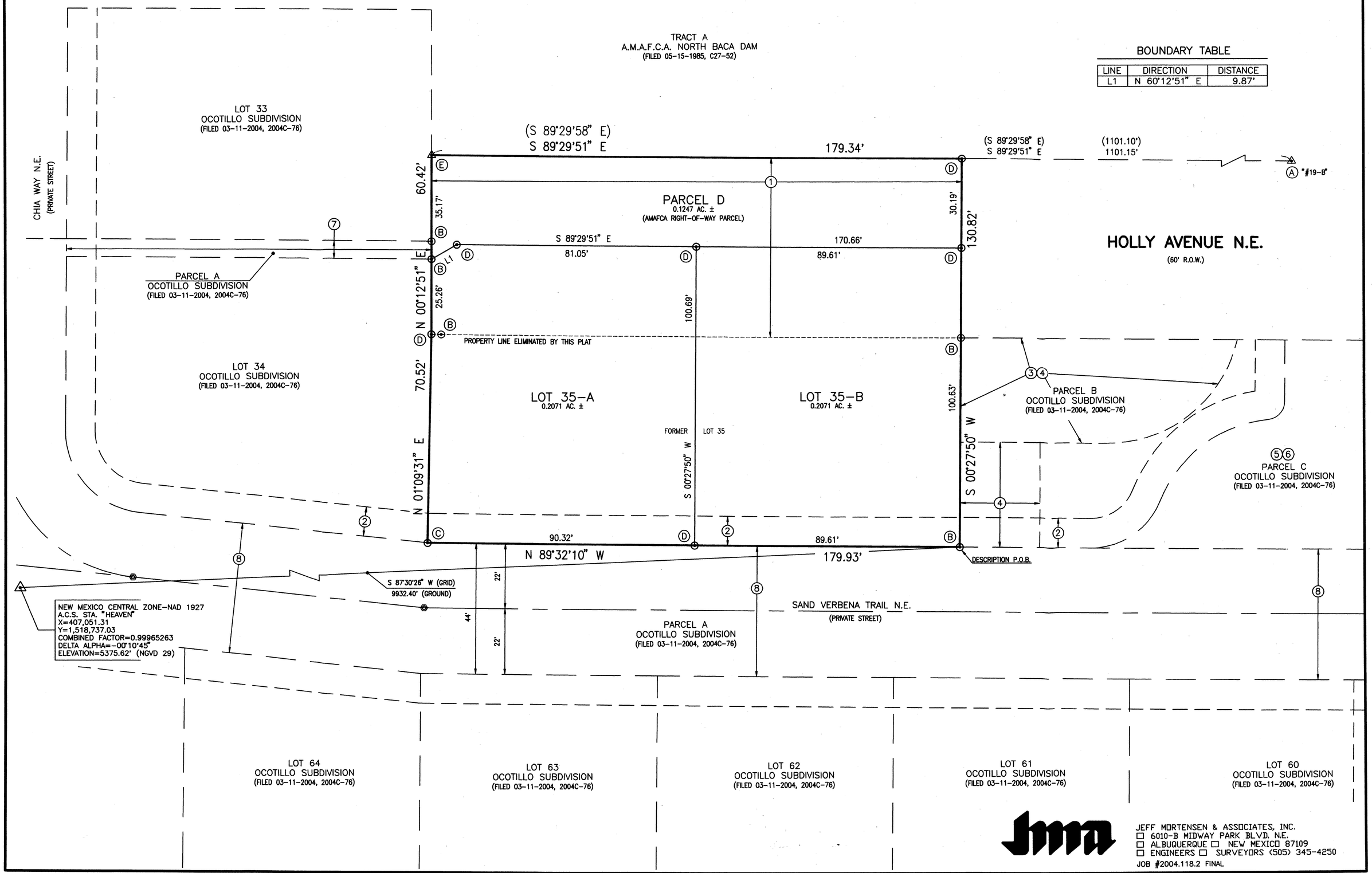
20 0 40

10 20

TRACT A
A.M.A.F.C.A. NORTH BACA DAM
(FILED 05-15-1985, C27-52)

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 60°12'51" E	9.87'



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