

VICINITY MAP
Not to Scale

SUBJECT PROPERTY

FREE CONSENT

The replat of land shown hereon is with the free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof and said owners and/or proprietors do hereby certify that this replat is their free act and deed.

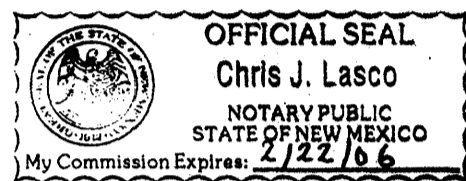
DARRELL RATCHNER

BY: Darrell Ratchner
Darrell Ratchner, Owner

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

The foregoing instrument was acknowledged before me this 4th day of MAY, 2004 by Darrell Ratchner, owner of subject property.

BY: Chris J. Lasco
My Commission Expires: 2/22/06



LEGAL DESCRIPTION

That certain parcel of land situate within Section 14, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being comprised of all of Lot 4 and the previously abandoned 10 foot wide drainage easement herein shown and described in Block 4 of the Rebonito Subdivision to the City of Albuquerque, New Mexico, as the same is shown on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1954, in Plat Book D1, Folio 123 and being more particularly described as follows:

Beginning at the Albuquerque Control Station located east of the intersection of Monte Largo Drive, NE and Bellamah Avenue, NE, a standard ACS brass tablet stamped "SIN 1978" having New Mexico State Plane Coordinates, Central Zone of X=429,907.35 feet and Y=1,489,994.00 feet; thence, North 49°-36'-48" West, 1,720.58 feet, to an iron pin found in the southwest corner of above said Lot 4 and being a point in the east right-of-way boundary of Wells Drive, NE and the TRUE PLACE OF BEGINNING; thence, along said east right-of-way boundary, North 29°-32'-00" West, 73.46 feet, to an iron pin found; thence, continuing along said right-of-way, along a curve to the right with a radius of 91.96 feet and a arc length of 48.82 feet, a chord bearing of North 14°-19'-29" West, a chord distance of 48.25', to an iron pin found; thence, North 0°-53'-00" East, 10.00 feet, to an iron pin found in the northwest property corner of tract herein described and the southwest corner of Lot 5; thence, leaving said east right-of-way boundary along the north property line of tract herein described and the south property line of Lot 5, North 88°-22'-00" East, 110.10 feet to a "PK" nail found on top of an existing block wall, being the northeast property corner of tract herein described; thence, South 0°-53'-00" West, 10.00 feet to a "PK" nail found at the top of an existing block wall; thence, South 29°-32'-00" East, 68.49 feet to a "PK" nail found at the top of an existing block wall and the southeast property corner of tract herein described, thence, along the south property line of tract herein described, South 60°-27'-42" West, 109.96 feet to the TRUE PLACE OF BEGINNING, containing 0.2860 acres, more or less.

PLAT OF LOT 4-A
A
REPLAT OF LOT 4, BLOCK 6
REBONITO SUBDIVISION
BERNALILLO COUNTY
CITY OF ALBUQUERQUE, NEW MEXICO
APRIL 2004

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM Electric Service	Date
PNM Gas Service	Date
Qwest Telecommunications	Date
Comcast	Date
New Mexico Utilities	Date

CITY APPROVALS:
Michael E. Beyer 5-6-04
City Surveyor Date

Real Property Division (Conditional)	Date
Environmental Health Department (Conditional)	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

I, Michael E. Beyer - New Mexico Professional Surveyor, hereby certify that this Survey Replat was prepared from an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Replat and the field survey upon which it is based meet the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Survey Standards as established by the New Mexico State Board of Registration for Engineers and Surveyors.

Given under my hand and seal at Albuquerque, New Mexico, this 03 day of MAY, 2004.
Michael E. Beyer
MICHAEL E. BEYER, P.S.
REGISTERED PROFESSIONAL SURVEYOR, 7452

PURPOSE OF THIS PLAT

Purpose of this plat is to document the vacating of the 10 foot wide right-of-way drainage easement along the north property line and to eliminate the existing north property line of subject lot.

SUBDIVISION DATA

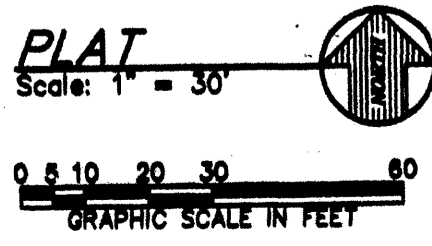
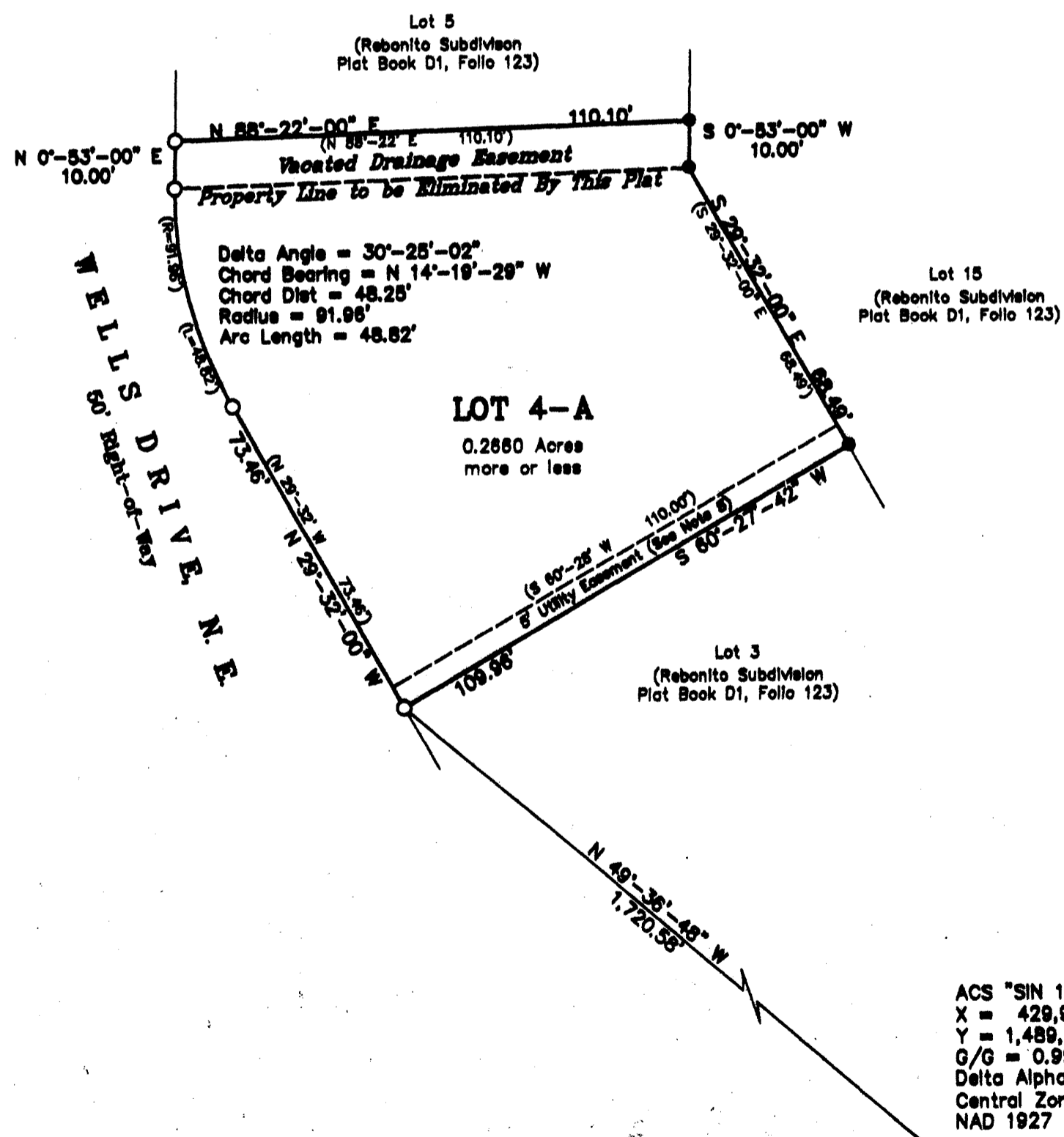
SUBDIVISION CASE NUMBER	11,586.9 SF or 0.2860 Acres
GROSS SUBDIVISION ACREAGE	J-23
ZONE ATLAS INDEX NO.	2
NUMBER OF EXISTING PARCELS	1
NUMBER OF PARCELS CREATED	7 February 2004
DATE OF SURVEY	R-1
EXISTING ZONING	2004081245
TALOS LOG NUMBER	
PROJECT NUMBER	
APPLICATION NUMBER	

NOTES

- This plat survey is based on a warranty deed for Darrell C. Ratchner, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Book A-56, Page 1154, on May 15, 2003.
- Basis of Bearing for this plat is the plat of record, Rebonito Subdivision to the City of Albuquerque, New Mexico, as the same is shown on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1954, in Plat Book D1, Folio 123.
- All distances are ground distances.
- Rotation Factor to NMS⁸³ Grid = 0°-23'-10"
- Field work performed on 7 February 2004.
- This plat shows all easements of record.
- All recorded metes and bounds shown in parentheses.
- Easement recorded in "REBONITO SUBDIVISION, Plat Book D1, Folio 123".

LEGEND

- Iron pin found, 3/8" rebar with yellow cap marked "LS 12447 MEIRS"
- "PK" Nail found



THE B.E.A.R. COMPANY
ENGINEERING - SURVEYING
12 SPRING COURT, EDGEWOOD, NM 87015
E-MAIL: nemf42@aol.net
PH: 505-281-4519
FAX: 505-281-4549

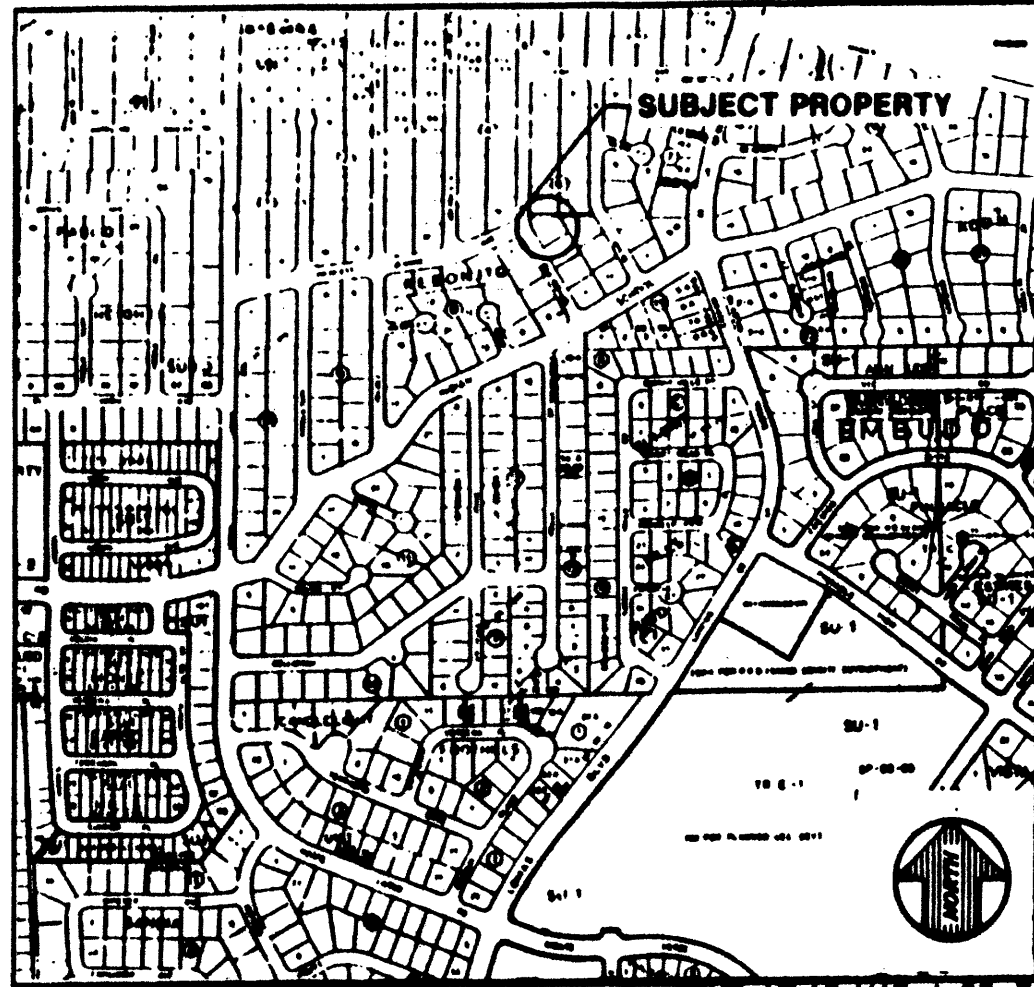
PROFESSIONAL SEAL
MICHAEL E. BEYER, P.S.
DATE

NO.	DATE	REVISIONS

DESIGNED BY: MICHAEL E. BEYER
DRAWN BY: ALJON R. CARRANCA
CHECKED BY: MICHAEL E. BEYER

REPLAT OF LOT 4, BLOCK 6, REBONITO SUBDIVISION
PLAT, SUBDIVISION DATA, PURPOSE, NOTES, AND DESCRIPTION
APPROVALS, FREE CONSENT, AND DESCRIPTION

DATE: 29 APRIL 2004



VICINITY MAP
Not to Scale

FREE CONSENT

The replat of land shown hereon is with the free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof and said owners and/or proprietors do hereby certify that this replat is their free act and deed. Those signing as owners and/or proprietors warrant that they hold among them complete and indefeasible title, in fee simple, to the land replated.

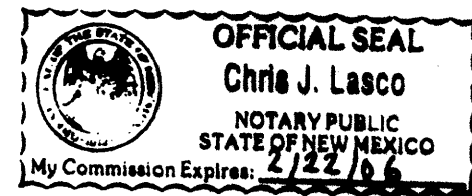
DARRELL RATCHNER

BY: Darrell Ratchner
Darrell Ratchner, Owner

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 4th day of MAY, 2004 by Darrell Ratchner, owner of subject property.

BY: Chris J. Lasco
My Commission Expires: 2/22/06



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Beginning at the Albuquerque Control Station located east of the intersection of Monte Largo Drive, NE and Bellamah Avenue, NE, a standard ACS brass tablet stamped "SIN 1978" having New Mexico State Plane Coordinates, Central Zone of X=429,907.35 feet and Y=1,489,994.00 feet; thence, North 48°-38'-48" West, 1,720.58 feet, to an iron pin found in the southwest corner of above said Lot 4 and being a point in the east right-of-way boundary of Wells Drive, NE and the TRUE PLACE OF BEGINNING; thence, along said east right-of-way boundary, North 29°-32'-00" West, 73.46 feet, to an iron pin found; thence, continuing along said right-of-way, along a curve to the right with a radius of 91.96 feet and an arc length of 48.82 feet, a chord bearing of North 14°-19'-29" West, a chord distance of 48.25', to an iron pin found; thence, North 0°-53'-00" East, 10.00 feet, to an iron pin found in the northwest property corner of tract herein described and the southwest corner of Lot 5; thence, leaving said east right-of-way boundary along the north property line of tract herein described and the south property line of Lot 5, North 88°-22'-00" East, 110.10 feet to a "PK" nail found on top of an existing block wall, being the northeast property corner of tract herein described; thence, South 0°-53'-00" West, 10.00 feet to a "PK" nail found at the top of an existing block wall; thence, South 29°-32'-00" East, 88.49 feet to a "PK" nail found at the top of an existing block wall and the southeast property corner of tract herein described, thence, along the south property line of tract herein described, South 80°-27'-42" West, 109.96 feet to the TRUE PLACE OF BEGINNING, containing 0.2680 acres, more or less.

PLAT OF LOT 4-A

A
REPLAT OF LOT 4, BLOCK 6
REBONITO SUBDIVISION
BERNALILLO COUNTY
CITY OF ALBUQUERQUE, NEW MEXICO

APRIL 2004

PROJECT NUMBER: 1003113
APPLICATION NUMBER: 04 DRB-00708

UTILITY APPROVALS:	Date
<u>Leand G. Murb</u> PNM Electric Service	6-7-04
<u>Leand G. Murb</u> PNM Gas Service	6-7-04
<u>David P. Muller</u> Qwest Telecommunications	6-18-04
<u>Rita Ericson</u> Comcast	6-15-04
N/A New Mexico Utilities	Date

CITY APPROVALS:	Date
<u>[Signature]</u> City Surveyor	5-6-04
<u>[Signature]</u> Real Property Division (Conditional)	6-7-04
N/A Environmental Health Department (Conditional)	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	5-12-04
<u>[Signature]</u> Utilities Department	6-12-04
<u>[Signature]</u> Parks and Recreation Department	5/12/04
<u>[Signature]</u> AMAFCA	5/11/04
<u>[Signature]</u> City Engineer	6/22/04
<u>[Signature]</u> DRB Chairperson, Planning Department	7/2/04

PURPOSE OF THIS PLAT

Purpose of this plat is to document the vacating of the 10 foot wide right-of-way drainage easement along the north property line and to eliminate the existing north property line of subject lot.

SUBDIVISION DATA

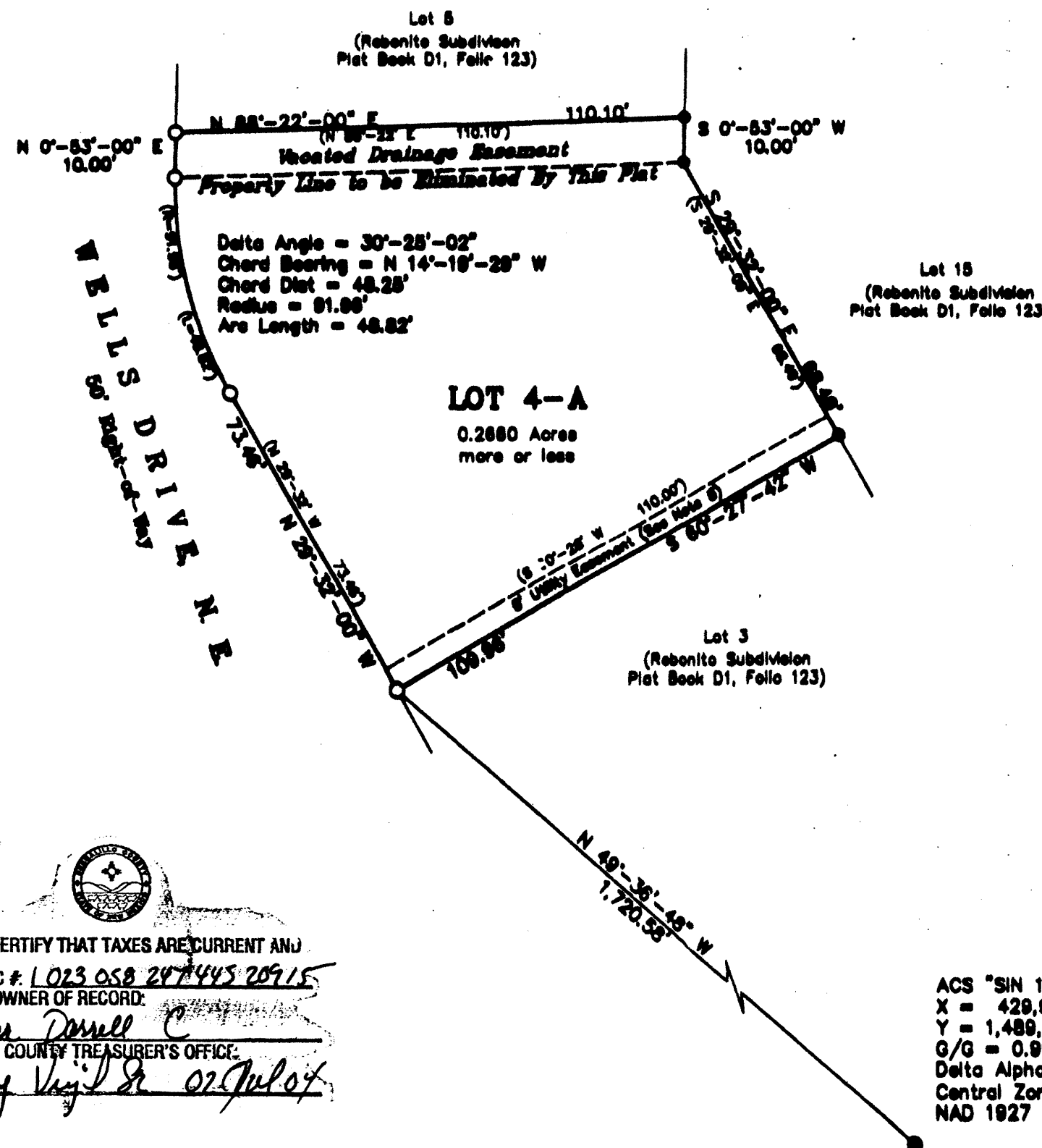
SUBDIVISION CASE NUMBER	.....
GROSS SUBDIVISION ACREAGE	..... 11,586.9 SF or 0.2680 Acres
ZONE ATLAS INDEX NO.	..... J-23
NUMBER OF EXISTING PARCELS	..... 2
NUMBER OF PARCELS CREATED	..... 1
DATE OF SURVEY	..... 7 February 2004
EXISTING ZONING	..... R-1
TALOS LOG NUMBER	..... 2004081245
PROJECT NUMBER	..... 1003113
APPLICATION NUMBER	..... 04 DRB-00708

NOTES

- This plat survey is based on a warranty deed for Darrell C. Ratchner, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Book A-58, Page 1154, on May 15, 2003.
- Basis of Bearing for this plat is the plat of record, Rebonito Subdivision to the City of Albuquerque, New Mexico, as the same is shown on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1954, in Plat Book D1, Folio 123.
- All distances are ground distances.
- Rotation Factor to NMSD Grid = 0°-23'-10"
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- Easement recorded in "REBONITO SUBDIVISION, Plat Book D1, Folio 123".

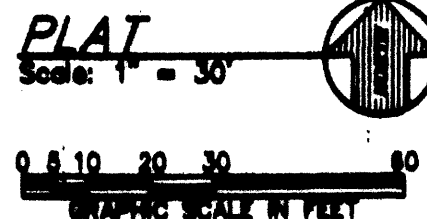
LEGEND

- Iron pin found, 3/8" rebar with yellow cap marked "LS 12447 MEIRS"
- "PK" Nail found



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # L023 058 207445 20915
PROPERTY OWNER OF RECORD:
Darrell Ratchner
BERNALILLO COUNTY TREASURER'S OFFICE:
Danny Vigil Jr 02/04/04

ACS "SIN 1978"
X = 429,907.35
Y = 1,489,994.00
G/G = 0.9996151
Delta Alpha = -0°-08'-05"
Central Zone
NAD 1927



2684993291
6196594
Page: 1 of 1
67/82/2684 91:66P
Bk-2684C Pg-283

SURVEYOR'S CERTIFICATION

I, Michael E. Beyer - New Mexico Professional Surveyor, hereby certify that this Survey Replat was prepared from an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Replat and the field survey upon which it is based meet the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Survey Standards as established by the New Mexico State Board of Registration for Engineers and Surveyors.

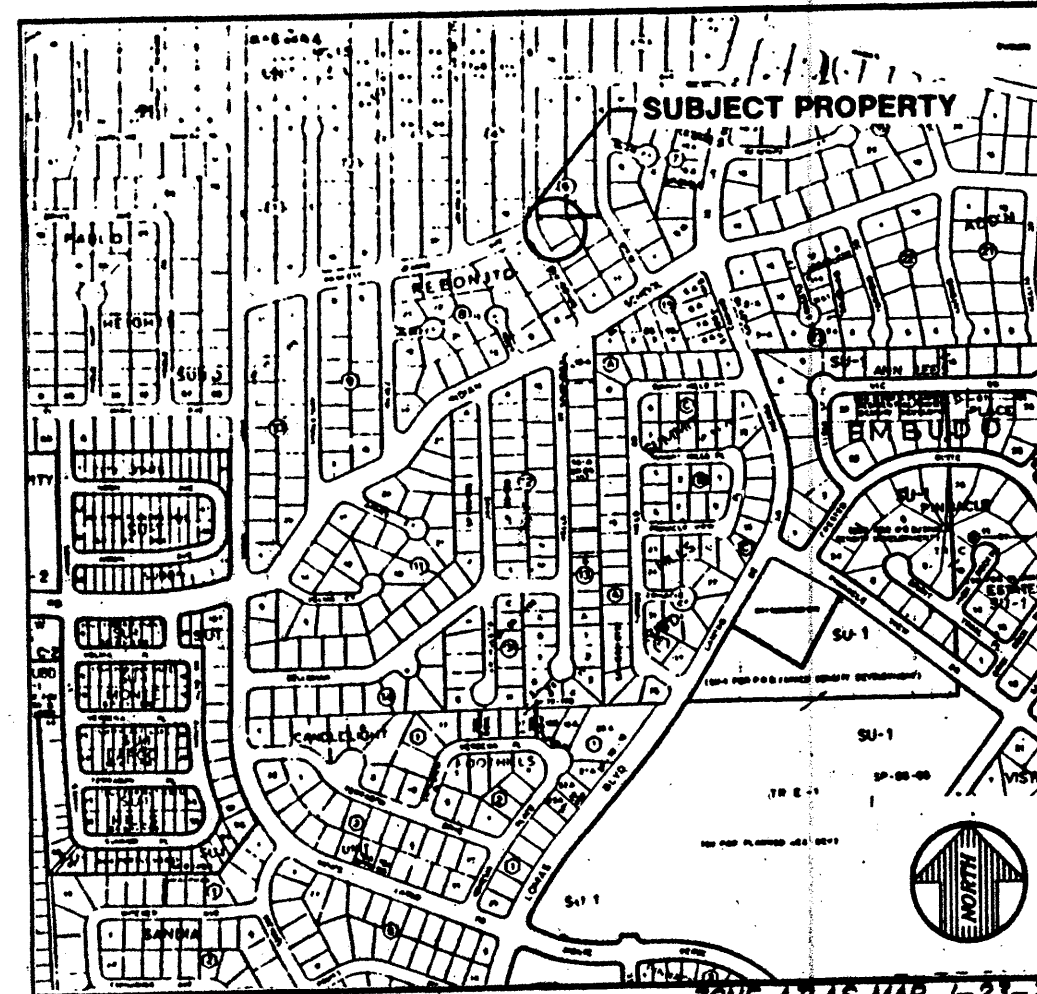
Given under my hand and seal at Albuquerque, New Mexico, this 03 day of MAY, 2004.

[Signature]
MICHAEL E. BEYER, S
REGISTERED PROFESSIONAL SURVEYOR

THE B.E.A.R. COMPANY
ENGINEERING - SURVEYING
12 SPRING COURT, EDGEWOOD, NM 87015
E-MAIL: meb@bearco.com
PH: 505-261-4619
FAX: 505-261-4618

APPROVALS	DATE
REBONITO SUBDIVISION	
PLAT, SUBDIVISION DATA, PURPOSE, NOTES, APPROVALS, FREE CONSENT, AND DESCRIPTION	

REPLAT OF LOT 4, BLOCK 6, REBONITO SUBDIVISION
DATE: 27 APR 04
DRAWN BY: ALAN R. ORTEGA
CHECKED BY: MICHAEL E. BEYER
29 APRIL 2004



VICINITY MAP
Not to Scale

PURPOSE OF THIS PLAT

Purpose of this plat is to document the vacating of the 10 foot wide right-of-way drainage easement along the north property line and to eliminate the existing north property line of subject lot.

SUBDIVISION DATA

SUBDIVISION CASE NUMBER	.....
GROSS SUBDIVISION ACREAGE	.....11,586.9 SF or 0.2660 Acres
ZONE ATLAS INDEX NO.	J-23
NUMBER OF EXISTING PARCELS	.....2
NUMBER OF PARCELS CREATED	.....1
DATE OF SURVEY	.....7 February 2004
EXISTING ZONINGR-1
TALOS LOG NUMBER2004081245
PROJECT NUMBER
APPLICATION NUMBER

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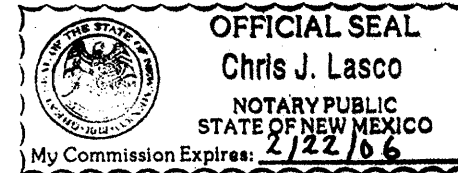
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DARRELL RATCHNER
BY: Darrell Ratchner
Darrell Ratchner, Owner

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COUNTY OF BERNALILLO } SS
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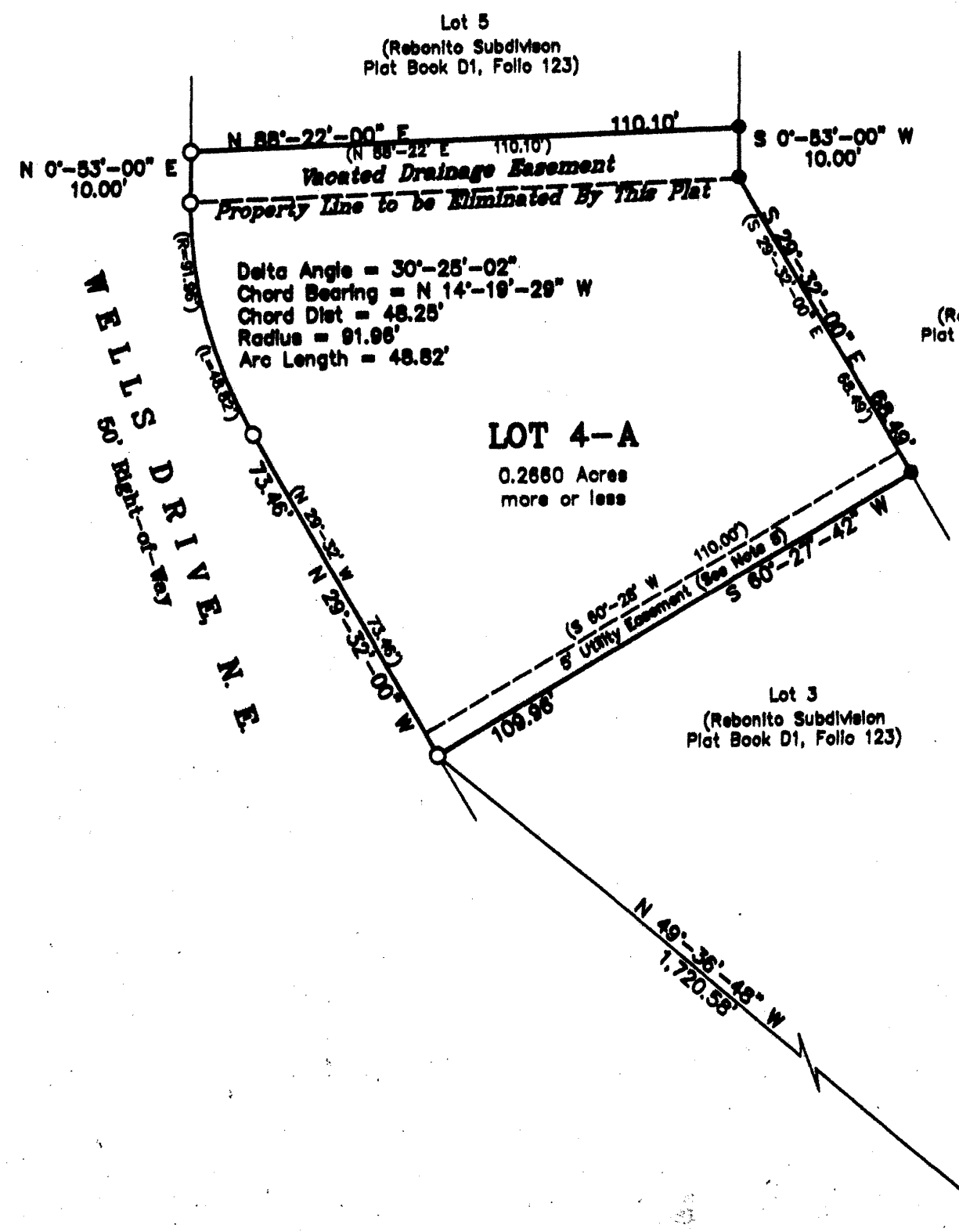
BY: Chris J. Lasco
My Commission Expires: 2/22/06



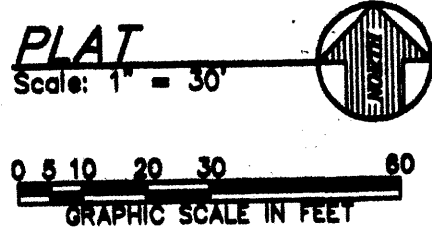
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ACS "SIN 1978"
X = 429,907.35
Y = 1,489,994.00
G/G = 0.9998151
Delta Alpha = -0°-08'-05"
Central Zone
NAD 1927



PLAT OF LOT 4-A

A
REPLAT OF LOT 4, BLOCK 6
REBONITO SUBDIVISION
BERNALILLO COUNTY
CITY OF ALBUQUERQUE, NEW MEXICO

APRIL 2004

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM Electric Service	_____	Date	_____
PNM Gas Service	_____	Date	_____
Qwest Telecommunications	_____	Date	_____
Comcast	_____	Date	_____
New Mexico Utilities	_____	Date	_____

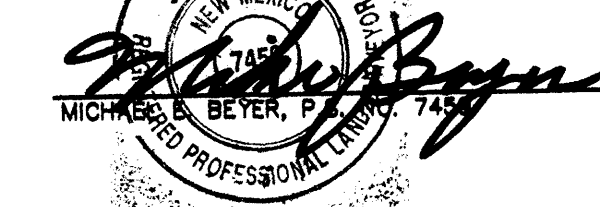
CITY APPROVALS:

City Surveyor	<u>[Signature]</u>	Date	<u>5-6-04</u>
Real Property Division (Conditional)	_____	Date	_____
Environmental Health Department (Conditional)	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Utilities Development	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMA/CA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

SURVEYOR'S CERTIFICATION

I, Michael E. Beyer - New Mexico Professional Surveyor, hereby certify that this Survey Replat was prepared from an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Replat and the field survey upon which it is based meet the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and that it complies with Survey Standards as established by the New Mexico State Board of Registration for Engineers and Surveyors.

Given, under my hand and seal at Albuquerque, New Mexico, this 03 day of MAY, 2004.



THE B.E.A.R. COMPANY
ENGINEERING - SURVEYING

12 SPRING COURT, EDGEWOOD, NM 87015
E-MAIL: henry428@earth.net
PH: 505-281-4519
FAX: 505-281-4548

DATE	DATE	DATE	DATE
27 APR 04	28 APR 04	28 APR 04	29 APR 04

REVISIONS

NO.	DATE	BY

DESIGNED BY: MICHAEL E. BEYER
DRAWN BY: ALAN R. OSBACH
CHECKED BY: MICHAEL E. BEYER

LOT 4, BLOCK 6, REBONITO SUBDIVISION
PLAT, SUBDIVISION DATA, PURPOSE, NOTES, APPROVALS, FREE CONSENT, AND DESCRIPTION

DATE: 29 APRIL 2004
SHEET 1 of 1