

VICINITY MAP No. J-14

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF LOTS 15 AND 16 AND PORTIONS OF LOTS 17 AND 18, NICHOLS & BOWDEN ADDITION, FILED MARCH 4, 1882, IN VOLUME R1, FOLIO 16, RECORDS OF THE STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER (A SCRIBE ON CONCRETE FOUND IN PLACE) OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W. AND THE WESTERLY RIGHT-OF-WAY LINE OF EIGHT STREET N.W., FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14" BEARS N. 23 deg. 49' 12" W, 61.26 FEET DISTANT;
 THENCE S. 01 deg. 15' 40" W, 119.03 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EIGHT STREET N.W. TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 14, NICHOLS & BOWDEN ADDITION, FILED MARCH 4, 1882, IN VOLUME R1, FOLIO 16, RECORDS OF THE STATE OF NEW MEXICO;
 THENCE N. 86 deg. 53' 56" W, 185.67 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14, NICHOLS & BOWDEN ADDITION, AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W.;
 THENCE N. 02 deg. 54' 39" E, 126.53 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W. TO THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W. AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W., AND ALSO BEING A POINT ON CURVE;
 THENCE SOUTHEASTERLY, 182.45 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W. ON THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2894.92 FEET, A CENTRAL ANGLE OF 03 deg. 36' 40" AND A CHORD WHICH BEARS S. 84 deg. 31' 30" E, 182.42 FEET) TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID PARCEL CONTAINS 0.5148 ACRES MORE OR LESS.

**PLAT OF
 LOT 15-A
 NICHOLS and BOWDEN ADDITION**
 WITHIN
 SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

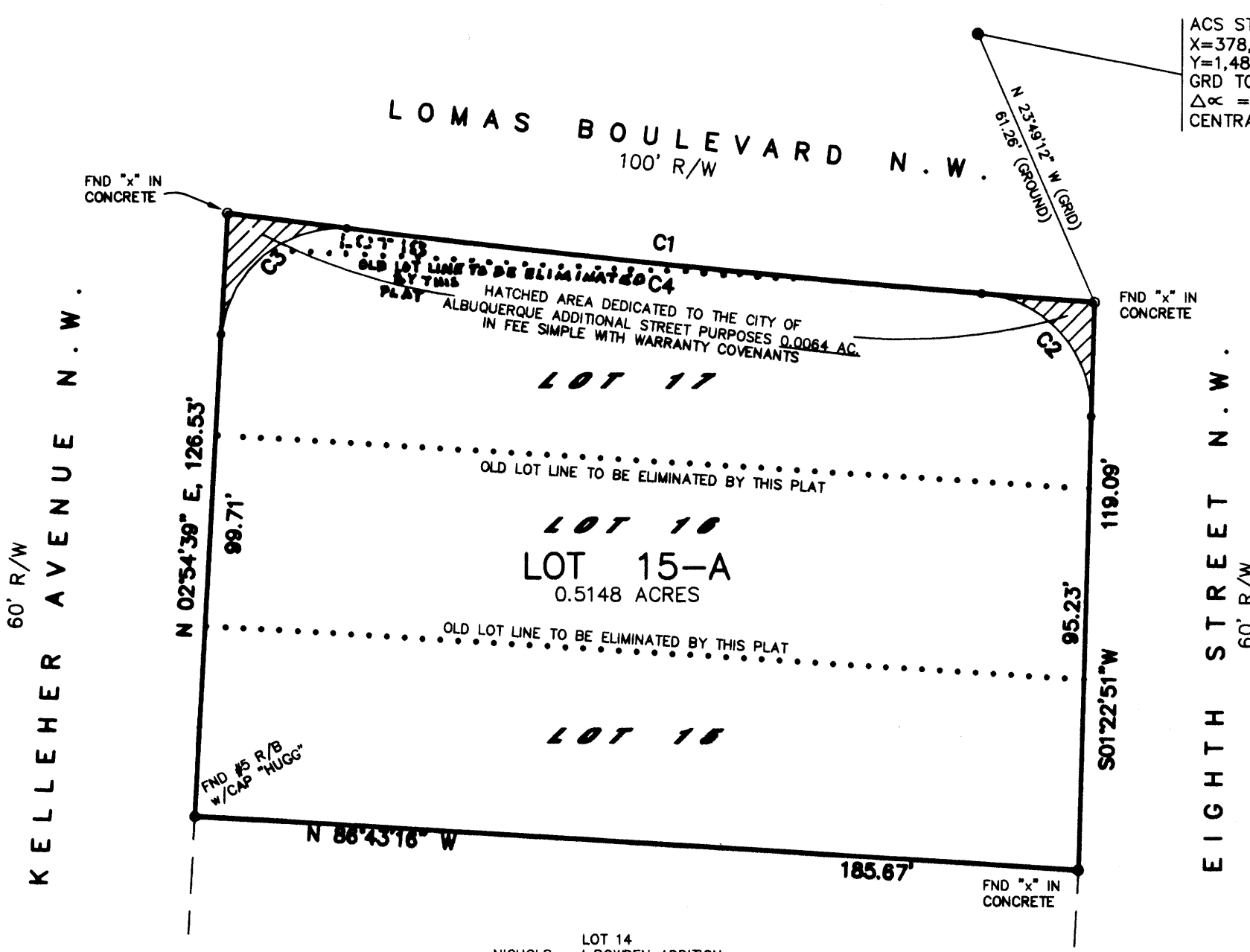
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

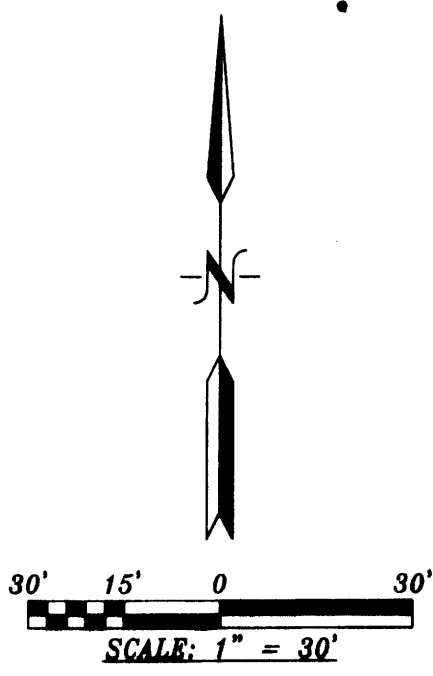
CITY SURVEYOR Anthony L. Harris DATE 11-29-06

*REAL PROPERTY DIVISION (CONDITIONAL) DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____
 UTILITIES DEVELOPMENT DATE _____
 PARKS AND RECREATION DEPARTMENT DATE _____
 AMAFCA DATE _____
 CITY ENGINEER DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____

Final
**PRELIMINARY PLAT
 APPROVED BY DRB**
ON 12/13/06



ACS STATION "17-J14"
 X=378,903.40
 Y=1,488,804.10
 GRID TO GRID=0.9996799
 Δα = -00° 13' 58"
 CENTRAL ZONE, NAD 1927



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES SHOWN, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.5148 ACRES.
- TALOS LOG NO. 2006114735
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOV. 2004
- CURRENT ZONING: SU - 1

CURVE DATA

C1 R = 2894.92' D = 03°36'59" CB = S 84°20'50" E CH = 182.70' L = 182.73'	C2 R = 25.00' D = 87°04'13" CB = S 42°09'43" E CH = 34.44' L = 37.99'
C3 R = 25.00' D = 90°00'54" CB = N 47°54'39" E CH = 35.36' L = 39.28'	C4 R = 2894.92' D = 02°39'01" CB = S 84°20'50" E CH = 133.80' L = 133.90'

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Billy K. Burgett
 KEITH LEE LLC, BILLY K. BURGETT (MEMBER) DATE 11/27/06

ACKNOWLEDGMENT

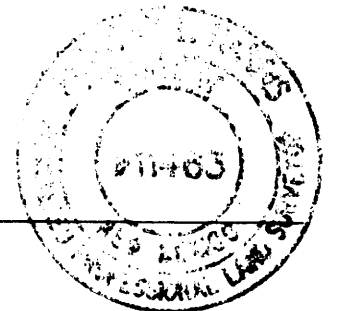
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 17th DAY OF November, 2006
 BY: Billy K. Burgett
 OWNERS NAME
 MY COMMISSION EXPIRES: 10/29/2010 BY: Carmelou B. Cavalier
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 17th DAY OF November, 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, S.S. # 11463
HARRIS SURVEYING, INC.
 8412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

OFFICIAL SEAL
 Carmelou B. Cavalier
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 10/29/2010





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PLAT OF LOT 15-A NICHOLS and BOWDEN ADDITION WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2006

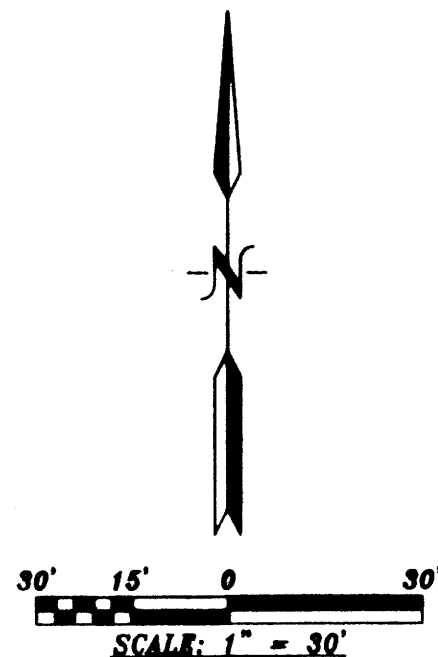
PROJECT NUMBER: 1008441 APPLICATION NUMBER: 06DRB-0168A

UTILITY APPROVALS:

PNM ELECTRIC SERVICES 12-12-06 DATE
PNM GAS SERVICES 12-12-06 DATE
QWEST TELECOMMUNICATIONS 12/13/06 DATE
COMCAST 12-12-06 DATE
NEW MEXICO UTILITIES DATE

CITY APPROVALS:

CITY SURVEYOR 11-29-06 DATE
REAL PROPERTY DIVISION (CONDITIONAL) DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 12-13-06 DATE
UTILITIES DEVELOPMENT 12/13/06 DATE
PARKS AND RECREATION DEPARTMENT 12-13-06 DATE
CITY ENGINEER 12/13/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT 12/19/06 DATE

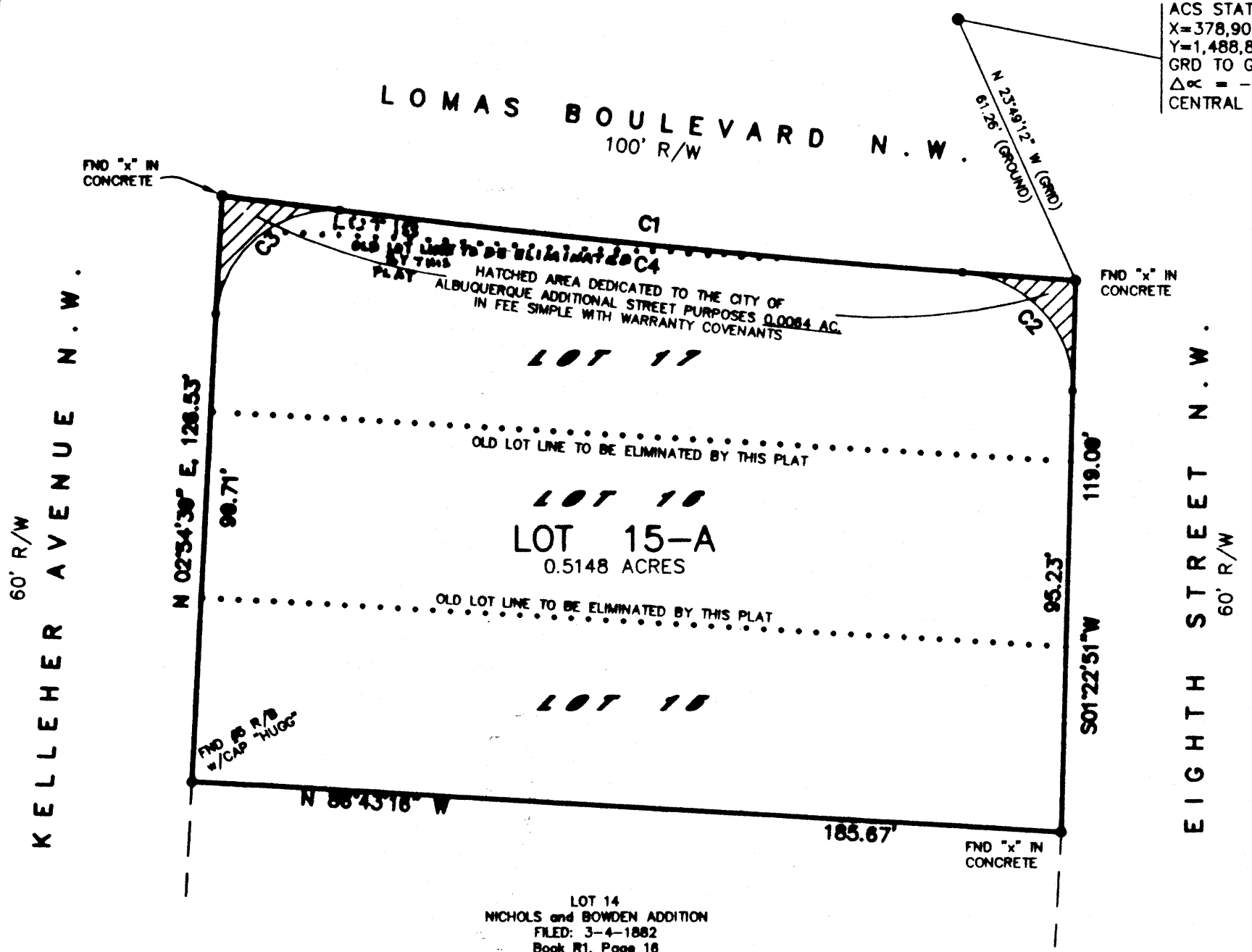


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KEITH LEE LLC, BILLY K. BURGETT (MEMBER) 11/17/06 DATE

ACKNOWLEDGMENT

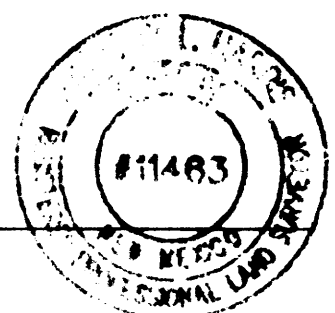
STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 17th DAY OF November, 2006. BY: Billy K. Burgett OWNERS NAME MY COMMISSION EXPIRES: 10/29/2010 BY: Camela B. Cavalier NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO) I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 17th DAY OF November, 2006.

ANTHONY L. HARRIS, S.S. #11463 HARRIS SURVEYING, INC. 2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8058 FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1014058-32706 PROPERTY OWNER OF RECORD: Keith Lee LLC BERNALILLO CO. TREASURER'S OFFICE: M. Chedid 12-19-06

