

COUNTY CLERK RECORDING LABEL HERE

BLOCK 1, MESA VERDE ADDITION

(FILED 11/17/1939 VOL. C, FOLIO 38)

LOT 20

SET #4 REBAR AND CAP WAYJOHN PS 14288 (S 89° 15' 00" E) S 88° 57' 18" E

LOT 31

(135.00') 135.00'

LOT 19

(367.55') 367.55'

LOT 32

LOT 18

LOT 33

LOT 17

LOT 34

LOT 16

LOT 35

LOT 15

LOT 36

LOT 14

LOT 37

LOT 13

LOT 38

LOT 12

LOT 39

BLOCK 1, MESA VERDE ADDITION (FILED 11/17/1939 VOL. C, FOLIO 38)

LOT A-1 (FILED 3/18/1980 VOL. C16, FOLIO 110)

LOT 6

(N 00° 45' 00" E) (N 01° 02' 42" E)

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

ASPHALT PAVING

EXISTING BUILDING TO BE DEMOLISHED

CENTRAL AVENUE, N.E. (100' R.O.W.)

10.0' FACE OF CURB TO NEW PL

6' S/W DRIVE

FOUND 1-1/2" STEEL PIPE

ACS MONUMENT "6-K20(R)"

x=410,236.75 y=1,482,226.93 Delta Alpha: -00°10'21" Ground-to-grid: 0.99985146 NMSP CENTRAL ZONE NAD 1927

20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT (SEE NOTE 6)

10.7' FACE OF CURB TO PL

ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT (357.12 sq.ft.)

(GROUND) 2320.80' (GRID) S 79° 43' 42" E

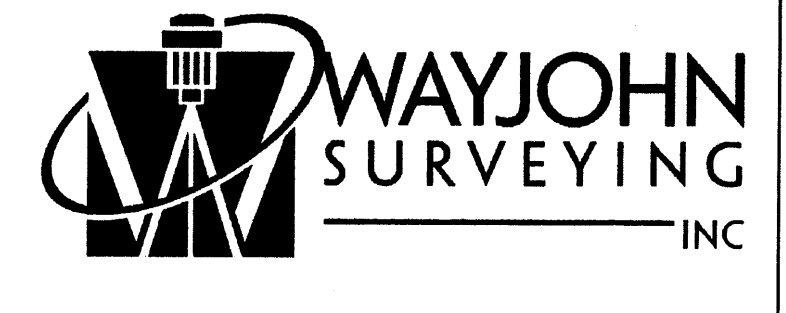
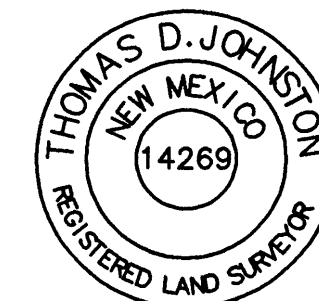
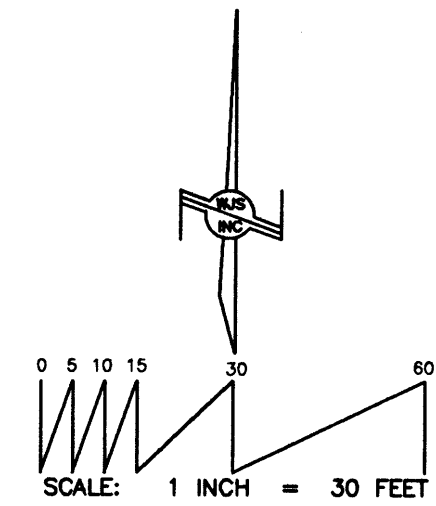
PLAT OF LOT 32-A BLOCK 1 MESA VERDE ADDITION

A REPLAT OF LOT A, E 1/2 LOT 6, LOTS 7-11 AND 32-39 BLOCK 1, MESA VERDE ADDITION WITHIN SW 1/4, SECTION 19, T.10N., R.4E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

EXISTING CONDITIONS

RHODE ISLAND STREET, N.E. (60' R.O.W.)



330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: TUAN HUYNH LOCATION: SEC. 19 T.10 N., R.4 E., N.M.P.M. MESA VERDE ADDITION

DRAWN: E W K CHECKED: T D J DRAWING NO. SP60104.DWG

SCALE: 1" = 30' DATE: 7 JUN 2004

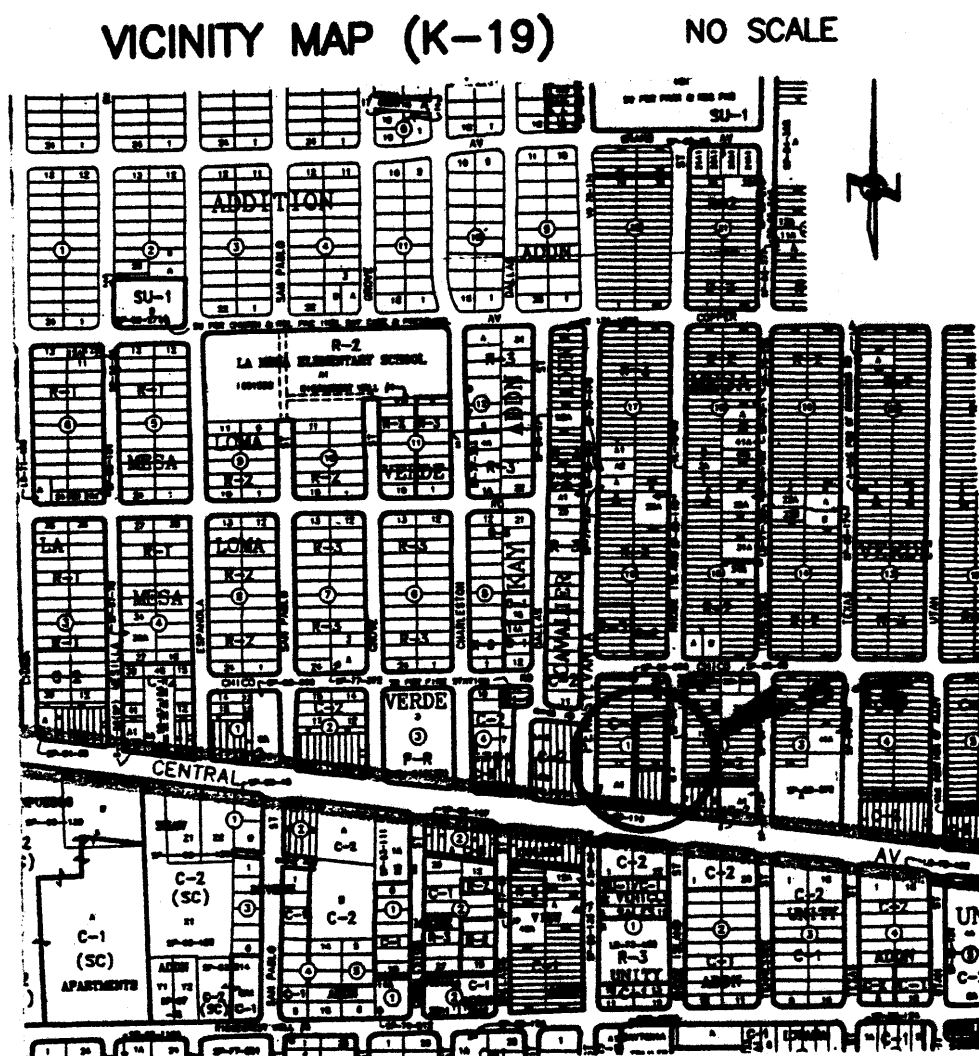
FILE NO. SP-6-01-2004 SHEET 2 OF 2

PLAT OF
LOT 32-A
BLOCK 1
MESA VERDE ADDITION

A REPLAT OF LOT A, E 1/2 LOT 6, LOTS 7-11 AND 32-39
BLOCK 1, MESA VERDE ADDITION
WITHIN SW 1/4, SECTION 19, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

COUNTY CLERK RECORDING LABEL HERE



DESCRIPTION

Lot lettered "B", The East One-Half of Lot numbered Six (6), all of Lots Seven (7) through Eleven (11) inclusive and all of Lots Thirty-two (32) through Thirty-nine inclusive, in Block numbered One (1), of MESA VERDE, a subdivision in Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Subdivision Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 17, 1939, in Volume C, folio 38, said tract of land being more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, being the intersection of the Westerly Right of Way line of Rhode Island Street, NE and the Northerly Right of Way line of Central Avenue, NE, from whence the ACS Monument "6-K20(R)" (x=410,236.75, y=1,482,228.93, New Mexico State Plane, Central Zone, NAD 1927) bears S 79° 43' 42" E, 2326.80 feet distant;
THENCE along said Northerly Right of Way line, N 82° 29' 06" W, 135.87 feet to the Southwest corner;
THENCE leaving said Northerly Right of Way line, N 01° 02' 42" E, 387.59 feet to the Northwest corner;
THENCE S 88° 57' 18" E, 135.00 feet to the Northeast corner, being a point on the Westerly Right of Way line of Rhode Island Street, NE;
THENCE along said Westerly Right of Way line, S 01° 02' 42" W, 382.90 feet to the Point of Beginning and containing 1.1629 acres, more or less.

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:

SUBDIVISION CASE NO. _____

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. _____

DRB Chairperson, Planning Department, City of Albuquerque _____ Date _____

Property Management, City of Albuquerque _____ Date _____

Traffic Engineer, City of Albuquerque _____ Date _____

Water Utilities Department, City of Albuquerque _____ Date _____

M. B. Hat _____ Date 6-14-04
City Surveyor, City of Albuquerque

Parks and Recreation, City of Albuquerque _____ Date _____

A.M.A.F.C.A. _____ Date _____

City Engineer, City of Albuquerque _____ Date _____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, 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, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston _____ Date 6-14-04
Thomas D. Johnston, N.M.P.S. No. 14269

SUBDIVISION DATA

1. DRB Proj. No. X
2. Zone Atlas Index No. K-19
3. Current Zoning C-2
4. Gross acreage 1.1629
5. Existing number of deeded parcels 15
Replatted number of lots 1

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ().
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. This plat shows all easements of record. (there are no easements of record)
5. A Twenty foot (20') Public Sanitary Sewer Easement is granted to the City of Albuquerque by this plat.
6. Additional right-of-way is dedicated to the City of Albuquerque in fee simple with warranty by this plat as dimensioned and annotated hereon.
7. This survey is based on descriptions contained in the following documents:
a) Plat of Mesa Verde Addition, filed November 17, 1939; Vol. C, folio 38.

PURPOSE OF PLAT

This plat has been prepared for the purposes of replatting the parcels into one lot, granting of easements, and dedication of additional right-of-way to the City of Albuquerque.

FREE CONSENT

The platting of the property as described above, granting of easements, and Dedication of additional street right-of-way to the City of Albuquerque, New Mexico, a New Mexico municipal corporation, in fee simple with warranty covenants, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Tuan Van Huynh _____
Tuan Van Huynh

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 14th day of June, 2004, the foregoing instrument was acknowledged before me by Tuan Van Huynh.

My Commission expires 10/2/04

Henry Head _____
Notary Public

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 019 057 300 109 40804, 1 019 057 301 091 40802

PROPERTY OWNER OF RECORD:
HUYNH TUAN V; G O F INC.

BERNALILLO COUNTY TREASURER'S OFFICE

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: TUAN HUYNH LOCATION: SEC. 19 T.10 N., R.4 E., N.M.P.M. MESA VERDE ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP60104.DWG	SCALE: 1" = 30' 7 JUN 2004	FILE NO. SP-6-01-2004 SHEET 1 OF 2

COUNTY CLERK RECORDING LABEL HERE

BLOCK 1, MESA VERDE ADDITION

LOT 20

SET #4 REBAR AND CAP WAYJOHN PS 14289

(S 89° 15' 00" E)
S 88° 57' 18" E

LOT 31

(135.00')
135.00'

SET #4 REBAR AND CAP WAYJOHN PS 14289

LOT 19

(367.55')
367.55'

LOT 32

LOT LINE ELIMINATED BY THIS PLAT

LOT 18

LOT 33

LOT LINE ELIMINATED BY THIS PLAT

LOT 17

LOT 34

LOT LINE ELIMINATED BY THIS PLAT

LOT 16

LOT 35

LOT LINE ELIMINATED BY THIS PLAT

LOT 15

LOT 36

LOT LINE ELIMINATED BY THIS PLAT

LOT 14

LOT 37

LOT LINE ELIMINATED BY THIS PLAT

LOT 13

LOT 38

LOT 32-A
(1.1548 ac.)

LOT LINE ELIMINATED BY THIS PLAT

LOT 12

LOT 39

LOT LINE ELIMINATED BY THIS PLAT

LOT B

20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT (SEE NOTE 6)

LOT LINE ELIMINATED BY THIS PLAT

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

BLOCK 1, MESA VERDE ADDITION
(FILED 11/17/1939 VOL. C, FOLIO 38)

LOT A-1
(FILED 3/18/1980 VOL. C16, FOLIO 110)

(N 00° 45' 00" E)
N 01° 02' 42" E

SET #4 REBAR AND CAP WAYJOHN PS 14289

N 82° 29' 06" W
(N 82° 46' 48" W)

107.87'

SET #4 REBAR AND CAP WAYJOHN PS 14289

R=25.00'
L=42.09'
Δ=96°28'13"

Ch: S 49°16'49" W, 37.29'

135.87'
(135.87')

FOUND 1-1/2" STEEL PIPE

CENTRAL AVENUE, N.E.
(100' R.O.W.)

ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT (357.12 sq.ft.)

(GROUND) 2326.80'
(GRID) S 79° 43' 42" E

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Delta Alpha: -00°10'21"
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NAD 1927

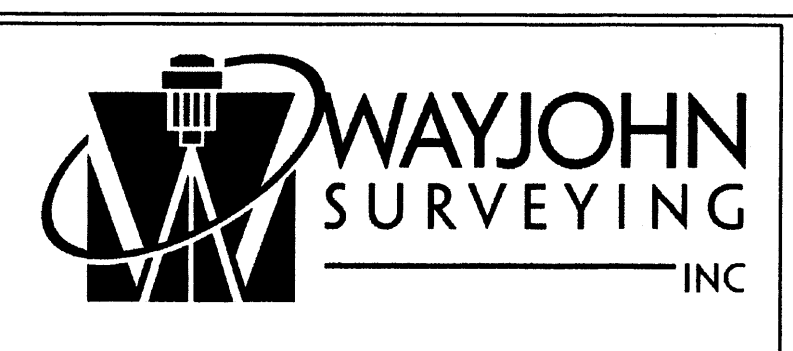
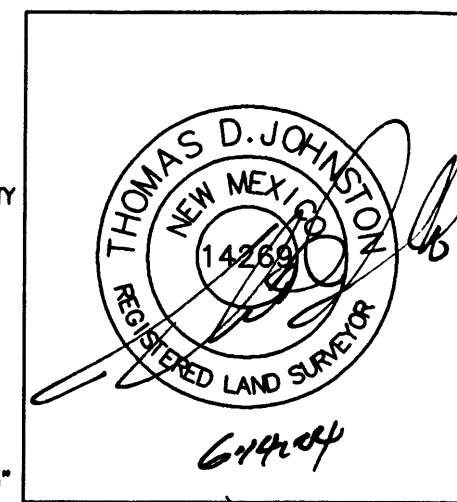
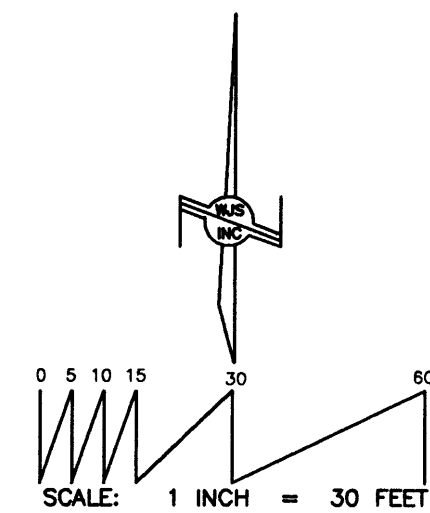
RHODE ISLAND STREET, N.E.
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PLAT OF
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BLOCK 1

MESA VERDE ADDITION

A REPLAT OF LOT A, E 1/2 LOT 6, LOTS 7-11 AND 32-39
BLOCK 1, MESA VERDE ADDITION
WITHIN SW 1/4, SECTION 19, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2004



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

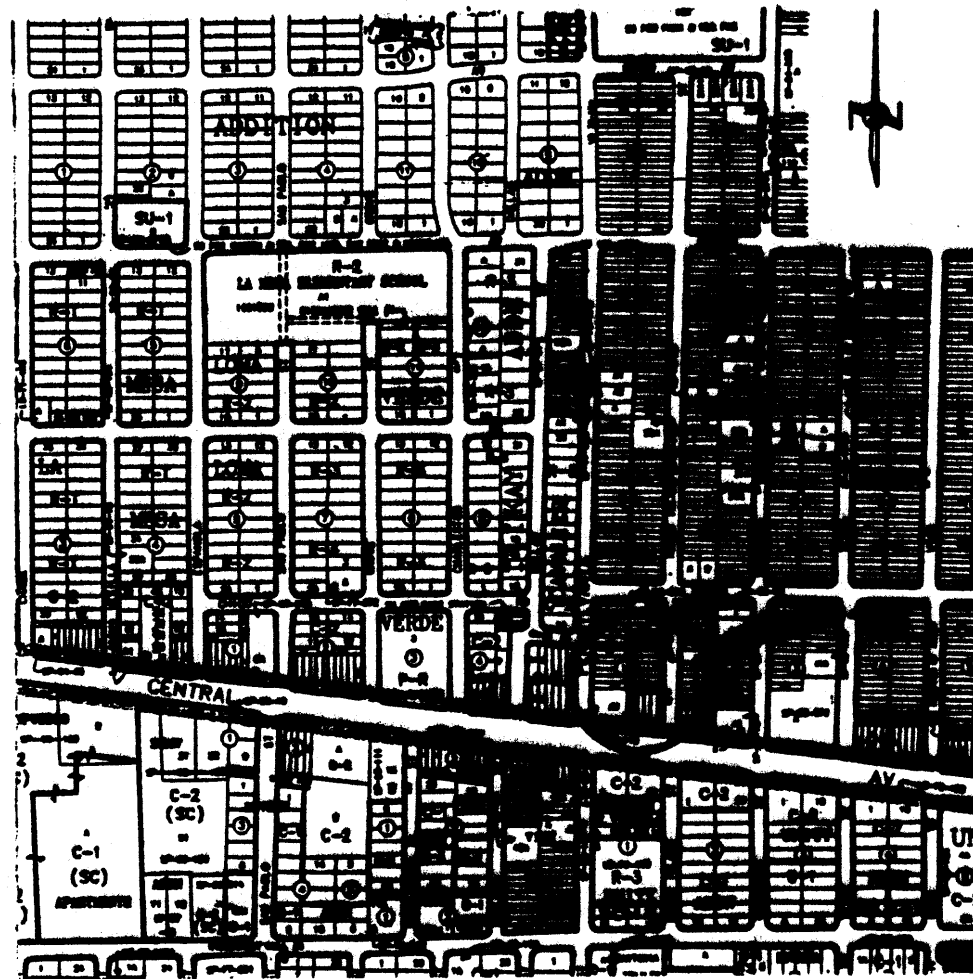
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: TUAN HUYNH
LOCATION: SEC. 19
T.10 N., R.4 E., N.M.P.M.
MESA VERDE ADDITION

DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-6-01-2004
CHECKED: T D J	DRAWING NO. SP60104.DWG	SHEET 2 OF 2

AGIS

LOG NO. 2004172792

VICINITY MAP (K-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOT 32-A BLOCK 1 MESA VERDE ADDITION

A REPLAT OF LOT A, E 1/2 LOT 6, LOTS 7-11 AND 32-39
BLOCK 1, MESA VERDE ADDITION
WITHIN SW 1/4, SECTION 19, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

DESCRIPTION

Lot lettered "B", The East One-Half of Lot numbered Six (6), all of Lots Seven (7) through Eleven (11) inclusive and all of Lots Thirty-two (32) through Thirty-nine inclusive, in Block numbered One (1), of MESA VERDE, a subdivision in Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Subdivision Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 17, 1939, in Volume C, folio 38, said tract of land being more particularly described as follows:

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SUBDIVISION DATA

1. DRB Proj. No. 1003434
2. Zone Atlas Index No. K-19
3. Current Zoning C-2
4. Gross acreage 1.1629
5. Existing number of deeded parcels 15
Replatted number of lots 1

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Tuan Van Huynh
Tuan Van Huynh

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 14th day of June, 2004, the foregoing instrument was acknowledged before me by Tuan Van Huynh.

My Commission expires 10/2/04

Henry Reed
Notary Public

APPROVALS as specified by the ^{City} County of Bernalillo Subdivision Ordinance:
SUBDIVISION CASE NO. 04.00925

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003434

Sharon Watson 6/23/04
DRB Chairperson, Planning Department, City of Albuquerque Date
NA NA
Property Management, City of Albuquerque Date
Ed P. [Signature] 6-23-04
Engineer, City of Albuquerque Date
[Signature] 6-23-04
Water Utility Department, City of Albuquerque Date
[Signature] 6-14-04
City Surveyor, City of Albuquerque Date
Christina Sandoval 6/23/04
Parks and Recreation, City of Albuquerque Date
Bruce D. Bihm 6/23/04
A.M.A.F.C.A. Date
Bruce D. Bihm 6/23/04
City Engineer, City of Albuquerque Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, 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, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 6-14-04
Thomas D. Johnston, N.M.P.S. No. 14269

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 019 057 300 109 40804, 1 019 057 301 081 46802
PROPERTY OWNER OF RECORD:
HUYNH TUAN V; G-O-P-INC.
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 23 Jun 04

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
ISSUING INFORMATION FOR COUNTY CLERK OWNER: TUAN HUYNH LOCATION: SEC. 19 T.10 N., R.4 E., N.M.P.M. MESA VERDE ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP60104.DWG	SCALE: 1" = 30' 7 JUN 2004	FILE NO. SP-6-01-2004 SHEET 1 OF 2

