

TALAS Log No. 2004341607

PLAT OF
LOT 6A IN BLOCK 66 OF
UNIVERSITY HEIGHTS
AN ADDITION TO THE CITY OF
ALBUQUERQUE, NEW MEXICO
AND
LOT A IN BLOCK 14 OF
FIRST UNIT OF
VICTORY ADDITION
AN ADDITION TO THE CITY OF
ALBUQUERQUE, NEW MEXICO
AUGUST, 2004



LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 22 AND 27, T 10 N, R 3 E, N.M.P.M., AND BEING IDENTIFIED AS LOT SIX (6) IN BLOCK NUMBERED SIXTY-SIX (66) OF THE PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916 IN PLAT BOOK D, FOLIO 27; AND THE EAST SEVENTY-ONE FEET (E.71') OF THE EAST ONE-HALF (E.1/2) OF BLOCK NUMBERED FOURTEEN (14) OF THE FIRST UNIT OF VICTORY ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 29, 1942 IN PLAT BOOK D, FOLIO 81, (WARRANTY DEED FILED IN VOL. D684, FOLIO 392 AS DOCUMENT NO. 28397 ON MARCH 13, 1963) SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT IDENTICAL TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 66 OF UNIVERSITY HEIGHTS, AND BEING A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF PRINCETON AVENUE, WHENCE A TIE TO ACS MONUMENT 15-K16 (BRASS CAP IN PLACE) BEARS N 14° 18' 13" E, 2932.02 FEET DISTANCE; THENCE, S 00° 17' 27" W, 132.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PRINCETON AVENUE TO A POINT OF CURVE; THENCE, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S 45° 17' 27" W, 28.28 FEET TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF McEARL DRIVE; THENCE N 89° 42' 33" W, 51.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF McEARL TO A POINT; THENCE, N 00° 17' 27" E, 100.77 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 6 IN BLOCK 66 OF UNIVERSITY HEIGHTS; THENCE, N 89° 55' 37" W, 71.00 FEET TO A POINT; THENCE N 00° 17' 27" E, 52.10 FEET TO THE NORTHWEST CORNER, BEING A POINT IDENTICAL TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 66 OF UNIVERSITY HEIGHTS; THENCE, S 89° 42' 33" E, 142.00 FEET ALONG THE LINE COMMON TO LOTS 6 AND 7 IN BLOCK 66 TO THE PLACE OF BEGINNING.
CONTAINING 0.3315 ACRE, MORE OR LESS.

FREE CONSENT STATEMENT

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON DO HEREBY CONSENT TO THE PLATTING AS SHOWN HEREON AND THE SAME IS WITH FREE CONSENT OF AND IN ACCORDANCE WITH THEIR DESIRES AS THEIR OWN FREE ACT AND DEED AND DO HEREBY GRANT AERIAL EASEMENT AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE OF THE LAND SUBDIVIDED.

Desiderio Baca
DESIDERIO BACA, OWNER LOT 6, BLOCK 66, UNIVERSITY HEIGHTS AND MARY M. BACA
Mary Marco
MARY MARCO, OWNER E. 71' OF E. 1/2 OF BLOCK 14, FIRST UNIT OF VICTORY ADDITION

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY
OF SEPT., 2004, BY DESIDERIO BACA & MARY M. BACA
MY COMMISSION EXPIRES 2/2/2006

NOTARY PUBLIC *Scott S. Davis*
OFFICIAL SEAL
SCOTT S. DAVIS
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/2/2006

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY
OF SEPT., 2004, BY MARY MARCO
MY COMMISSION EXPIRES 2/2/2006

NOTARY PUBLIC *Scott S. Davis*
OFFICIAL SEAL
SCOTT S. DAVIS
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/2/2006

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPC 1-016-057-173005-30202 / 1-016-057-175633-22103
Baca Desiderio
PROPERTY OWNER OF RECORD
UPC 1-016-057-175633-22103
Marco Mary M.
PROPERTY OWNER OF RECORD
Arthur Kavanagh 9/16/04
BERNALILLO COUNTY TREASURER'S OFFICE



Project Number : 1003543
Application Number : 04-01275

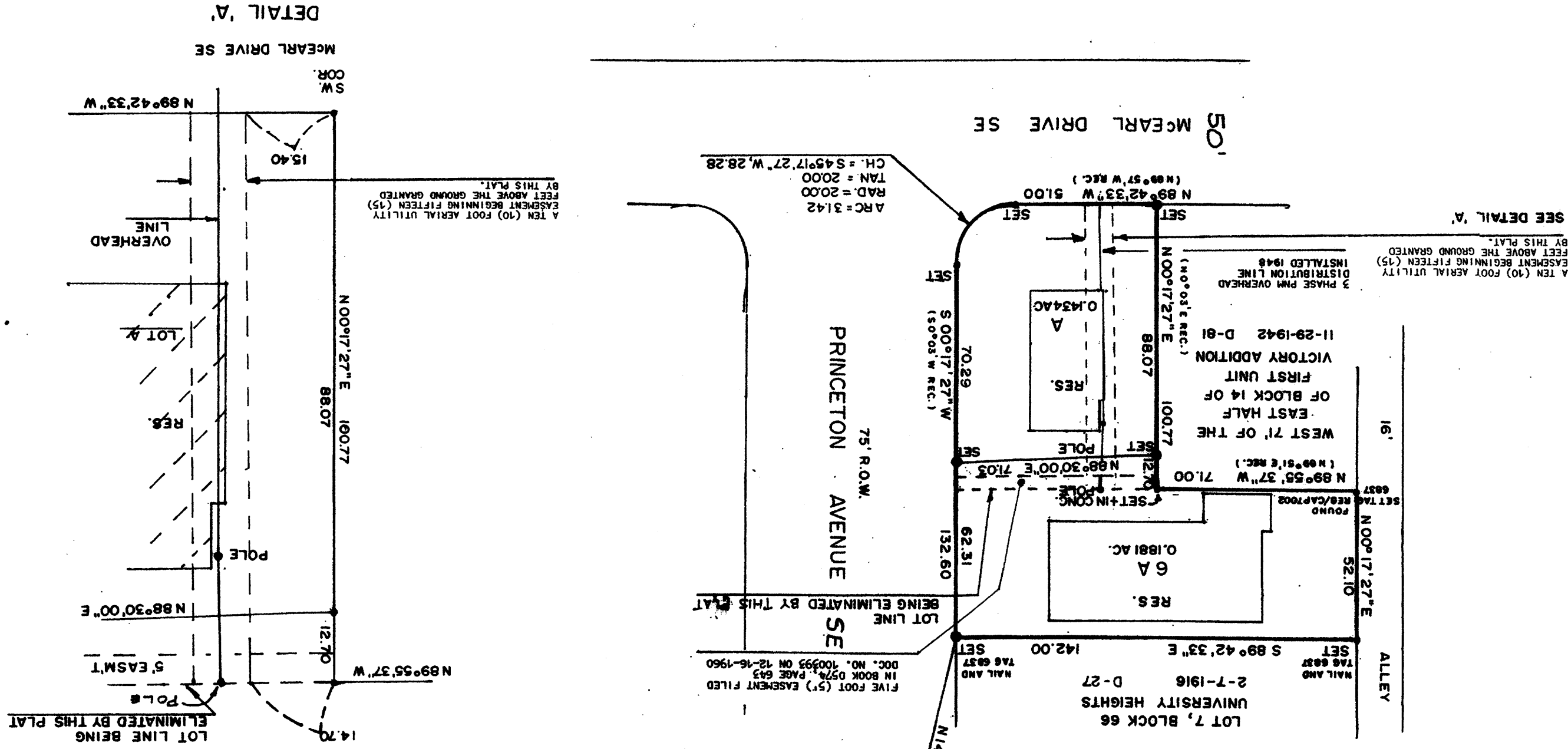
| | |
|---|-----------------|
| PLAT APPROVAL <i>Frank M. Melt</i> PNM Electric Services | 8-30-04 Date |
| <i>Frank M. Melt</i> PNM Gas Services | 8-30-04 Date |
| <i>David S. Melt</i> West Telecommunications | 9-10-04 Date |
| <i>Rita E. Melt</i> COMCAST Division | 9-7-04 Date |
| <i>John B. Faust</i> City Supervisor | 9-7-04 Date |
| <i>Mike [unclear]</i> Traffic Engineering, Transportation Division | 9/8/04 Date |
| <i>Nancy Drusinski</i> Utilities Development | 9/8/04 Date |
| <i>Christine Sandoval</i> Parks and Recreation Department | 9/8/04 Date |
| <i>Bradley D. Bingham</i> AMARCA | 9/8/04 Date |
| <i>Bradley D. Bingham</i> City Engineer | 9/8/04 Date |
| <i>Sheran Maloon</i> City Planner, Planning Department | 9/8/04 Date |

SURVEYOR'S CERTIFICATION

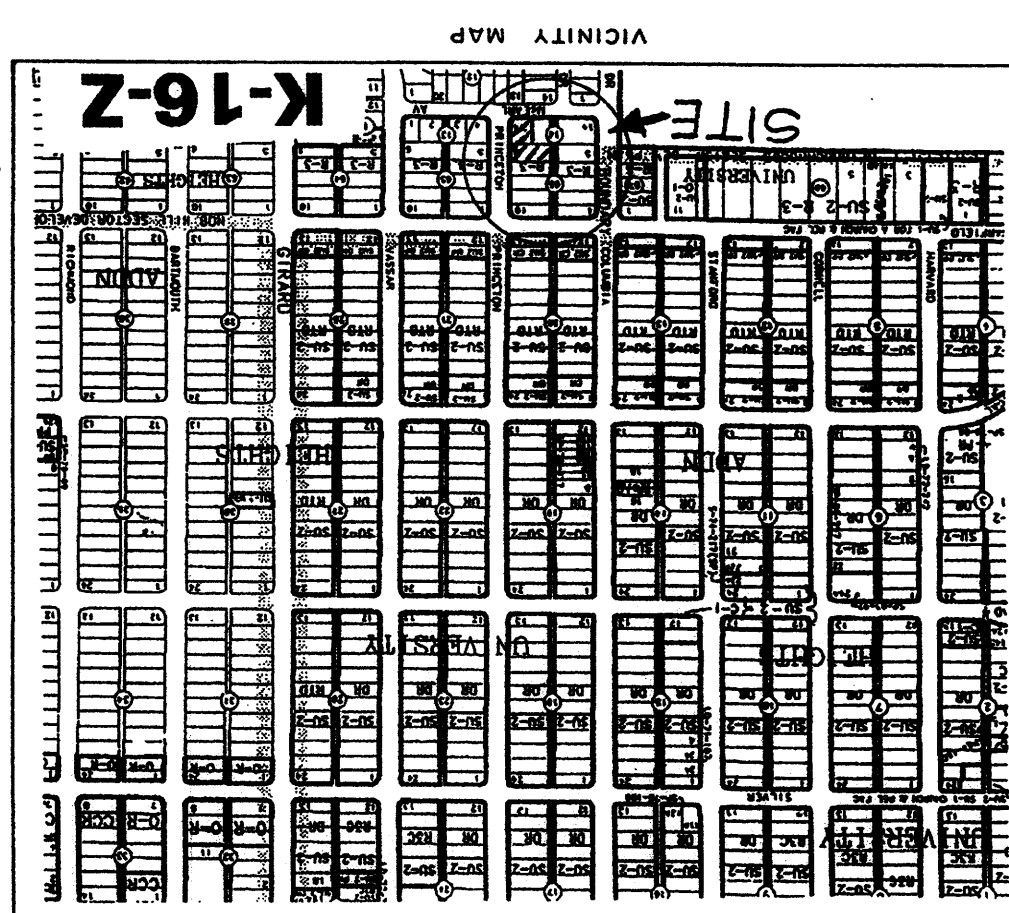
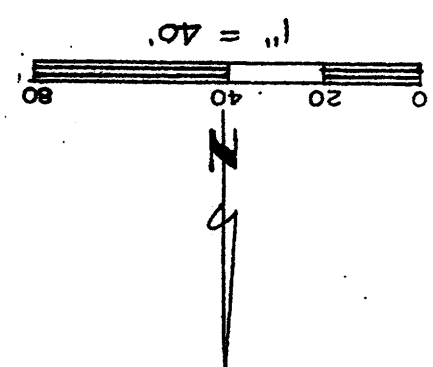
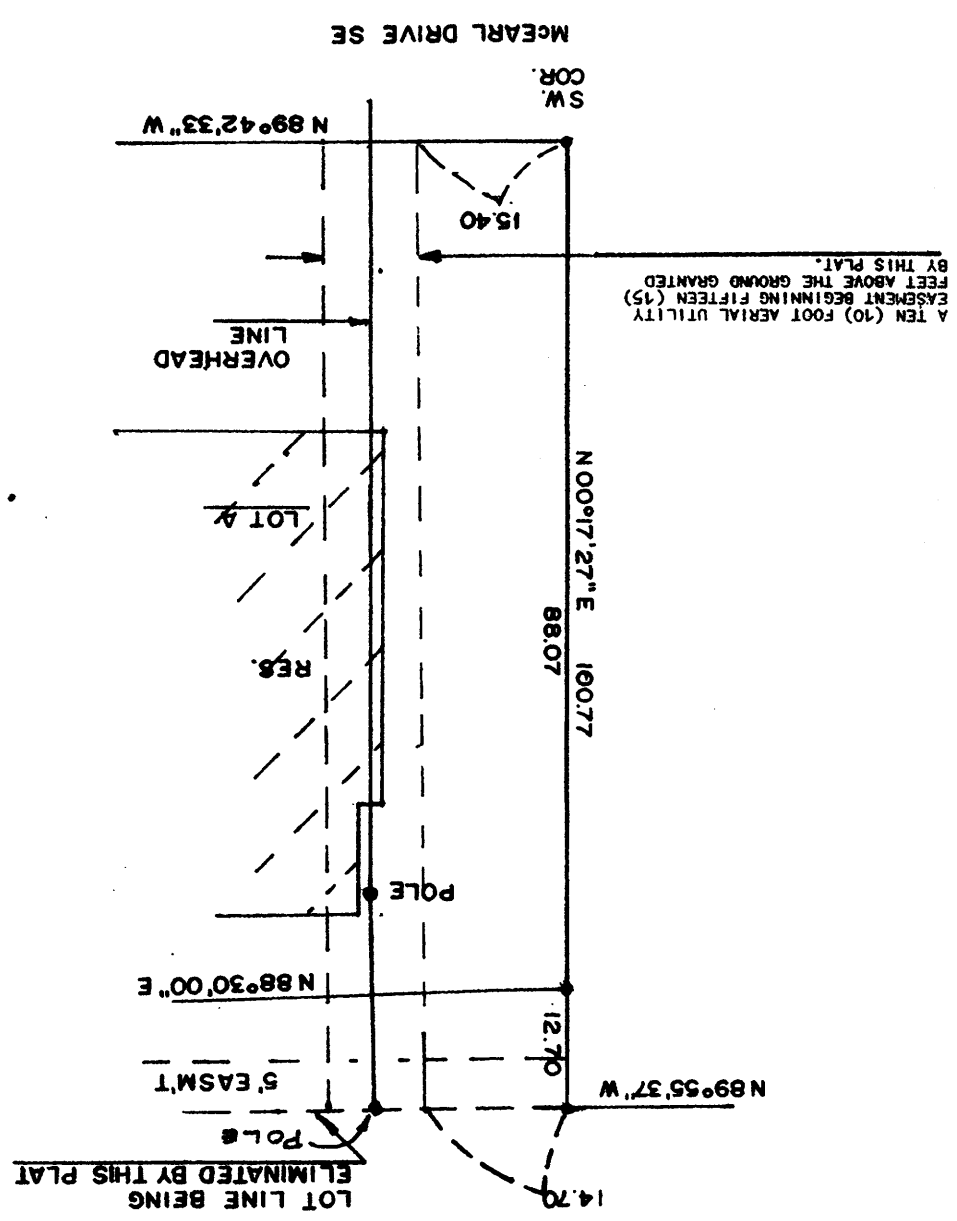
I, OLIVER TRUJILLO, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT THIS PLAT PREPARED BY ME FROM ACTUAL FIELD SURVEY AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE MINIMUM STANDARDS OF LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Oliver Trujillo 8-16-2004
OLIVER TRUJILLO, N.M.P.S. 6837

OLIVER TRUJILLO, SURVEYOR
221 AVALON PL., NW 836-0328
ALBUQUERQUE, NM 87105

- NOTES**
1. GROSS ACREAGE 0.3315 AC.
 2. NUMBER OF LOTS EXISTING: 2
 3. NUMBER OF LOTS CREATED: 2
 4. NO ROADS BEING CREATED
 5. BEARINGS BASED ON ACS MONUMENTS
 6. BEARINGS ARE GRID. DISTANCES ARE GROUND
 7. CORNERS SET ARE A "M" REBAR WITH SURVEYOR CAP 6837 UNLESS OTHERWISE SHOWN.
 8. CORNERS FOUND ARE MARKED BY TAG 6837.
 9. PROPERTY HEREON SUBJECT TO EASEMENTS RESTRICTION COVENANTS THAT PERTAIN.
 10. FIELD SURVEY DATE AUGUST 6, 2004
 11. PLAT HEREON SHOWS ALL EASEMENTS OF RECORD.



DETAIL 'A'



PLAT OF
 LOT 6A IN BLOCK 66 OF
 UNIVERSITY HEIGHTS
 AN ADDITION TO THE CITY OF
 ALBUQUERQUE, NEW MEXICO
 AND
 LOT A IN BLOCK 14 OF
 FIRST UNIT OF
 VICTORY ADDITION
 AN ADDITION TO THE CITY OF
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2004

2004130400
 813888
 Page: 2 of 2
 09/18/2004 11:43M
 BK-2894C Pg-298
 R 12.88
 Bern. Co. PLAT
 Hany Herrera

ACS MONUMENT 15-K-16
 X = 291514.58
 Y = 1484854.90
 GROUND TO GRID 0.99966514
 Ad. -0°12'30"
 CENTRAL ZONE
 NAD 1927

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO MAKE A LOT LINE
 ADJUSTMENT BETWEEN TWO LOTS.

Talos Log No. 2004341007

PLAT OF
 LOT 6A IN BLOCK 66 OF
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 AN ADDITION TO THE CITY OF
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 AND
 LOT 14A IN BLOCK 14 OF
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Desiderio Baca Mary M. Baca
 DESIDERIO BACA OWNER LOT 6, BLOCK 66, UNIVERSITY HEIGHTS
 AND MARY M. BACA
Mary Marco
 MARY MARCO, OWNER E. 71' OF E. ½ OF BLOCK 14, FIRST UNIT OF
 VICTORY ADDITION

STATE OF NEW MEXICO) ss
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY
 OF August, 2004, BY Desiderio Baca & Mary M. Baca
 MY COMMISSION EXPIRES 1-31-06
Martha G. Roybal
 NOTARY PUBLIC



OFFICIAL SEAL
 MARTHA G. ROYBAL
 NOTARY PUBLIC - STATE OF NEW MEXICO
 Notary Bond Filed with Secretary of State
 My Commission Expires 1-31-06

STATE OF NEW MEXICO) ss
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY
 OF August, 2004, BY Mary Marco
 MY COMMISSION EXPIRES 1-31-06
Martha G. Roybal
 NOTARY PUBLIC



OFFICIAL SEAL
 MARTHA G. ROYBAL
 NOTARY PUBLIC - STATE OF NEW MEXICO
 Notary Bond Filed with Secretary of State
 My Commission Expires 1-31-06

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

Project Number : 1003543
 Application Number : _____

PLAT APPROVAL

| | |
|--|------|
| PNM Electric Services | Date |
| PNM Gas Services | Date |
| QWest Telecommunications | Date |
| COMCAST Division | Date |
| City Surveyor | Date |
| Traffic Engineering, Transportation Division | Date |
| Utilities Development | Date |
| Parks and Recreation Department | Date |
| AMAFA | Date |
| City Engineer | Date |
| APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Albuquerque SubDivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM | |
| City Planner, Planning Department | Date |

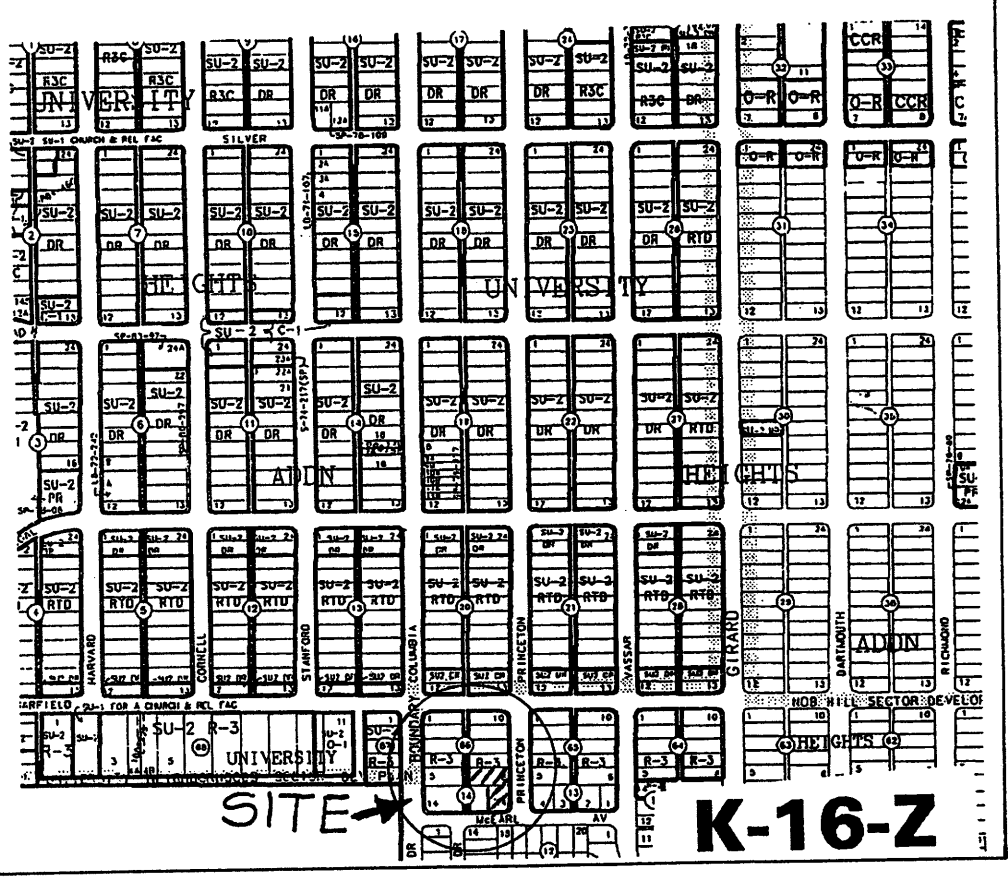
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Oliver Trujillo 8-16-2004
 OLIVER TRUJILLO, N.M.P.S. 6837



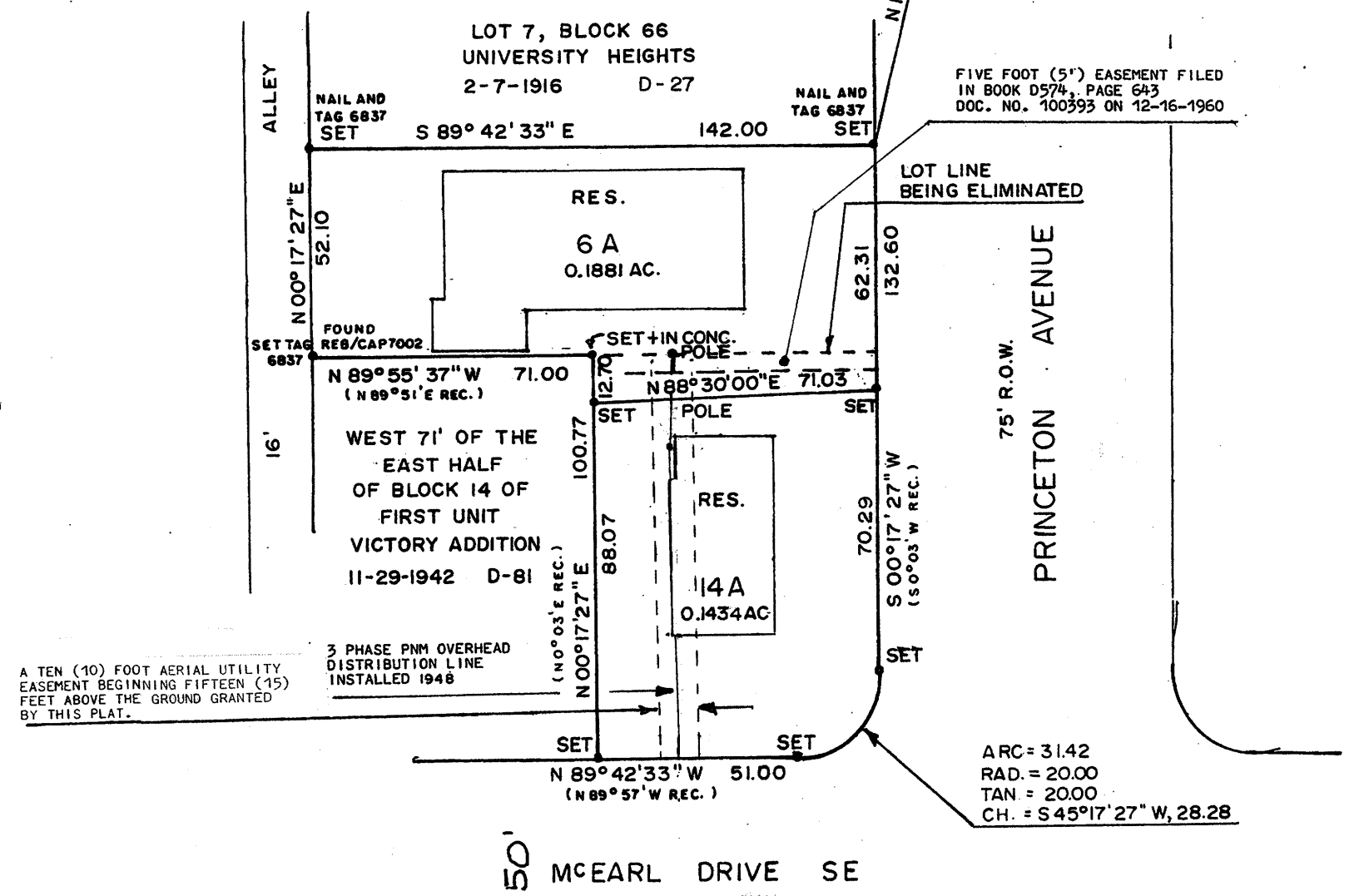
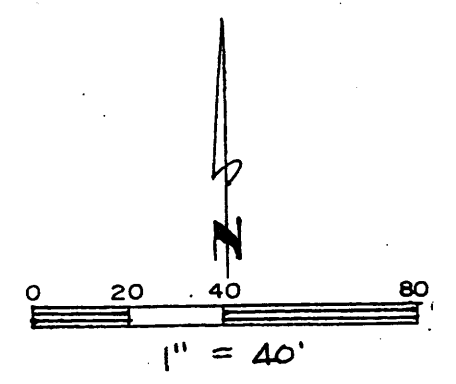
OLIVER TRUJILLO, SURVEYOR
 221 AVALON PL., NW 836-0328
 ALBUQUERQUE, NM 87105



PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO MAKE A LOT LINE
 ADJUSTMENT BETWEEN TWO LOTS.

PLAT OF
 LOT 6A IN BLOCK 66 OF
 UNIVERSITY HEIGHTS
 AN ADDITION TO THE CITY OF
 ALBUQUERQUE, NEW MEXICO
 AND
 LOT 14A IN BLOCK 14 OF
 FIRST UNIT OF
 VICTORY ADDITION
 AN ADDITION TO THE CITY OF
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2004

ACS MONUMENT 15-K16
 X = 391514.58
 Y = 1484854.90
 GROUND TO GRID 0.99966514
 ACC. -0°12'30"
 CENTRAL ZONE
 NAD 1927



- NOTES
1. GROSS ACREAGE 0.3315 AC.
 2. NUMBER OF LOTS EXISTING: 2
 3. NUMBER OF LOTS CREATED: 2
 4. NO ROADS BEING CREATED
 5. BEARINGS BASED ON ACS MONUMENTS 15-K16 AND 5-K16A
 6. BEARINGS ARE GRID. DISTANCES ARE GROUND
 7. CORNERS SET ARE A 1/2" REBAR WITH SURVEYOR CAP 6837 UNLESS OTHERWISE SHOWN.
 8. CORNERS FOUND ARE MARKED BY TAG 6837.
 9. PROPERTY HEREON SUBJECT TO EASEMENTS RESTRICTION COVENANTS THAT PERTAIN.
 10. FIELD SURVEY DATE AUGUST 6, 2004

OLIVER TRUJILLO, SURVEYOR
 221 AVALON PL., NW 836-0328
 ALBUQUERQUE, NM 87105