

LOCATION MAP NOT TO SCALE ZONE MAP H-14-Z
LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND WITHIN SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOTS 29 AND 30, McDONALD ACRES, THIRD UNIT, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 15, 1939, VOLUME C, FOLIO 167, AND NOW COMPRISING LOTS 29-A, 30-A AND 30-B OF McDONALD ACRES, THIRD UNIT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WEST RIGHT-OF-WAY LINE OF TENTH STREET N.W., WHENCE THE ACS MONUMENT 6-G15 BEARS N 72°33'04"E, A DISTANCE OF 4874.95 FEET;
 THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 82°02'03"W, A DISTANCE OF 180.00 FEET, TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE, N 07°57'45"E, A DISTANCE OF 179.92 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PHOENIX AVENUE NW, SAME POINT BEING NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 82°03'31"E, A DISTANCE OF 180.03 FEET, TO A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PHOENIX AVENUE NW AND THE WEST RIGHT-OF-WAY LINE OF TENTH STREET N.W. SAME POINT BEING NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 07°57'50"W, A DISTANCE OF 180.00 FEET, TO THE POINT OF BEGINNING.
 CONTAINING 0.7437 ACRE, MORE OR LESS.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS OUT OF TWO LOTS.

SUBDIVISION DATA

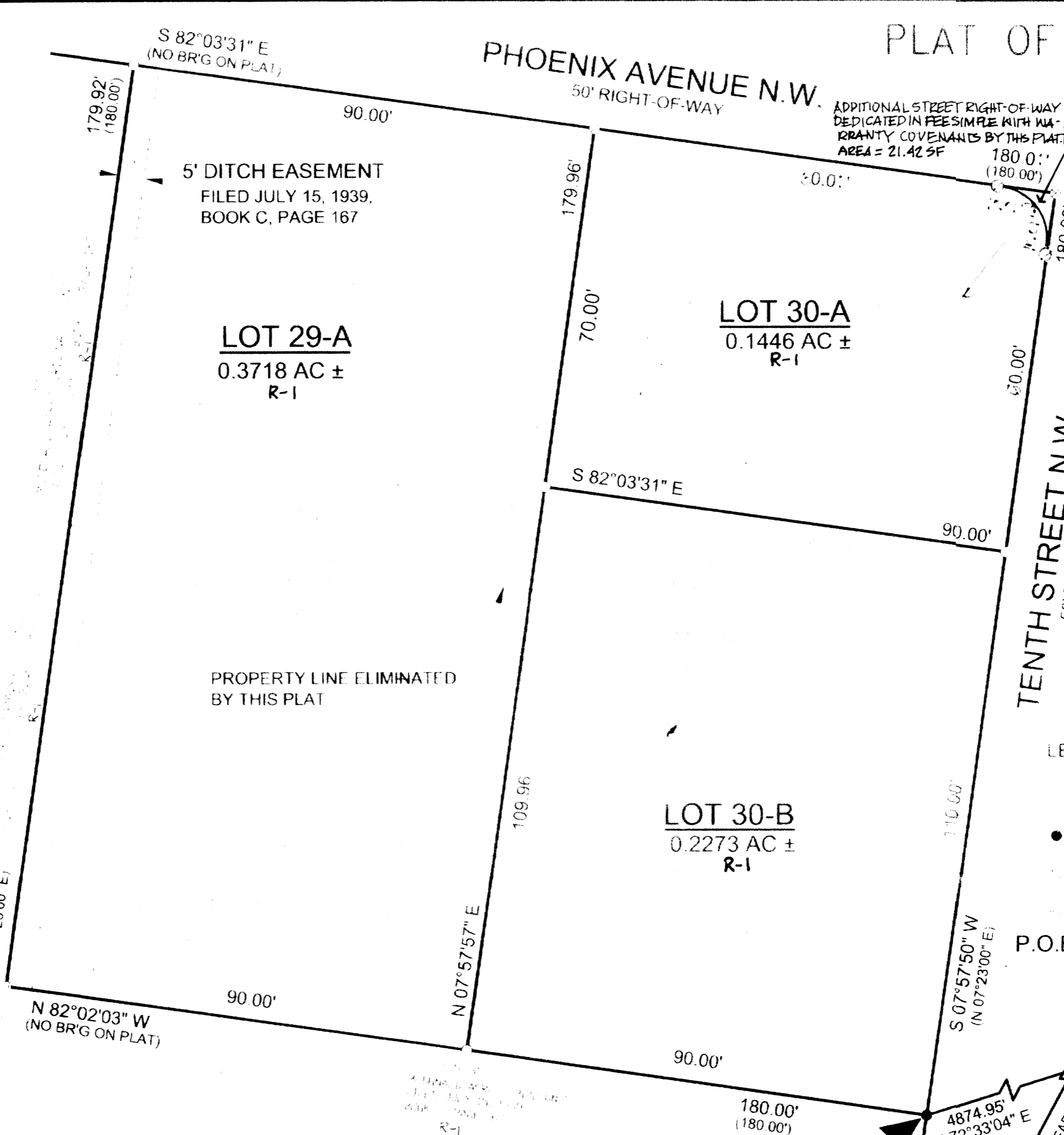
1. Plat Case No's	Project #
2. Zone Atlas No.	H-14-Z
3. Gross Subdivision Acreage	0.7437 ACRE ±
4. Original Number of Lots	2
5. Number of Lots Created	3
6. TALOS LOG	2004231581
7. Miles of full width street created	0.00 MILE±
8. Area dedicated to the City of Albuquerque	0.0005 ACRES ±

NOTES:

- BEARINGS ARE GRID.
- BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD. ALL OTHERS ARE FIELD.
- REFERENCES:
 - PLAT OF McDONALD ACRES, THIRD UNIT, FILED JULY 15, 1939, BOOK C, PAGE 167.
 - WARRANTY DEED, FILED FEBRUARY 5, 1942, D39, PG 77.
 - WARRANTY DEED NO. 2003118188, FILED JULY 3, 2003, BOOK A59, PG 5837.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) S S
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 27th DAY OF June, 2004
 BY JOANNE NEALEY, OWNER OF LOTS 30-A & 30-B
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 08/14/07



OWNERS' STATEMENT OF CONSENT

THE PLATTING HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS THE ADDITIONAL STREET RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF LOT 30-A AS SHOWN HEREON.

JOANNE NEALEY, OWNER OF LOTS 30-A AND 30-B DATE
 DEAN VOGUE, OWNER OF LOT 29-A DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) S S
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 27th DAY OF June, 2004
 BY DEAN VOGUE, OWNER OF LOT 29-A
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 08/14/07

PLAT OF LOTS 29-A, 30-A AND 30-B

OF
 McDONALD ACRES THIRD UNIT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2004

PRELIMINARY PLAT
 APPROVED BY DRB
 PLAT APPROVAL:
 ON 6/10/04
 UTILITY APPROVALS:

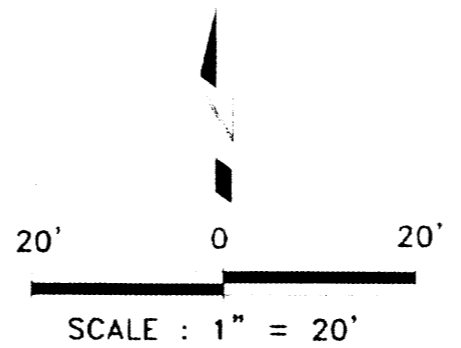
PNM ELECTRIC SERVICES	Date
PNM GAS SERVICES	Date
QWEST TELECOMMUNICATIONS	Date
NEW MEXICO UTILITIES	Date
CITY APPROVALS:	
<i>[Signature]</i>	6-25-04
CITY SURVEYOR	Date
TRAFFIC ENGINEER, TRANSPORTATION DEPT	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

LEGEND

- SET #4 REBAR W/CAP #12447
- SET PK NAIL W/TAG #12447 IN CONCRETE BLOCK WALL
- FOUND #4 REBAR W/CAP #11463
- FOUND 2" DIA. PIPE SET PK NAIL NO TAG
- FOUND PK NAIL IN FENCE W/TAG #11463
- P.O.B. POINT OF BEGINNING

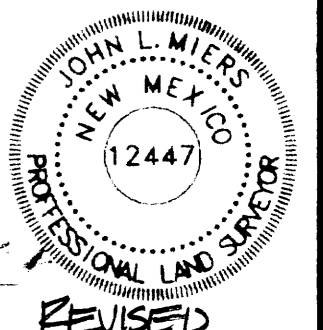
ACS MON 6-G15
 X=383824.73
 Y=1498559.33
 NAD 1927
 GROUND TO GRID
 FACTOR 0.9996775
 ΔE=-00° 13' 24.5"
 CENTRAL ZONE

ACS MON NM47-13
 X=382262.47
 Y=1495630.34
 NAD 1927
 GROUND TO GRID
 FACTOR 0.99967825
 ΔE=-00° 13' 35"
 CENTRAL ZONE



SURVEYOR'S CERTIFICATION:

I, JOHN L. MIERS, A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY CONDUCTED UNDER MY SUPERVISION; THAT SAID PLAT SHOWS ACCURATE DIMENSIONS AND LAND AREAS, ALL EASEMENTS OF PUBLIC RECORD OR MADE KNOWN TO ME BY THE LAND OWNER, UTILITY COMPANIES OR AGENCIES EXPRESSING AN INTEREST; THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT THE SURVEY IS TRUE AND CORRECT.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101405906846621115
 PAID ON UPC #: 101405905946721116
 PROPERTY OWNERS OF RECORD:
 JOANNE NEALEY, DEAN VOGUE
 BERNALILLO COUNTY TREASURER'S OFFICE:

JOHN L. MIERS, NMPLS 12447 DATE

INDEXING INFORMATION FOR COUNTY OF BERNALILLO
 SECTION 8, RANGE 3 EAST, TOWNSHIP 10 NORTH
 OWNERS: JOANNE NEALEY, DEAN VOGUE
 SUBDIVISION: McDONALD ACRES THIRD UNIT

RHOMBUS P.A., INC.
 FACILITIES ENGINEERS ENVIRONMENTAL CONSULTANTS
 e-mail rhombus@nma.com
 web site www.RHOMBUSPA.COM
 2620 San Mateo NE Suite B Albuquerque NM 87110
 TEL (505) 881-6690 FAX (505) 881-6896

AGTS

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6196671
Page: 1 of 1
08/19/2004 09:26A
Bk-2004C Pg-249



LOCATION MAP NOT TO SCALE
ZONE MAP H-14-Z

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SUBDIVISION DATA

1. Plat Case No's	Project #
2. Zone Atlas No.	Case #
3. Gross Subdivision Acreage	H-14-Z
4. Original Number of Lots	0.7437 ACRE ±
5. Number of Lots Created	2
6. TALOS LOG	3
7. Miles of full width street created	2004231581
8. Acres dedicated to the City of Albuquerque	0.00 MILE ±
9. Acres dedicated to the City of Albuquerque	0.0005 ACRES ±

ALL DISTANCES IN PARENTHESES ARE RECORDS
ALL DISTANCES ARE FIELD.

- REFERENCES:
- A. PLAT OF McDONALD ACRES, THIRD UNIT, FILED JULY 15, 1939, BOOK C, PAGE 167.
 - B. WARRANTY DEED, FILED FEBRUARY 5, 1942, D39, PG 77.
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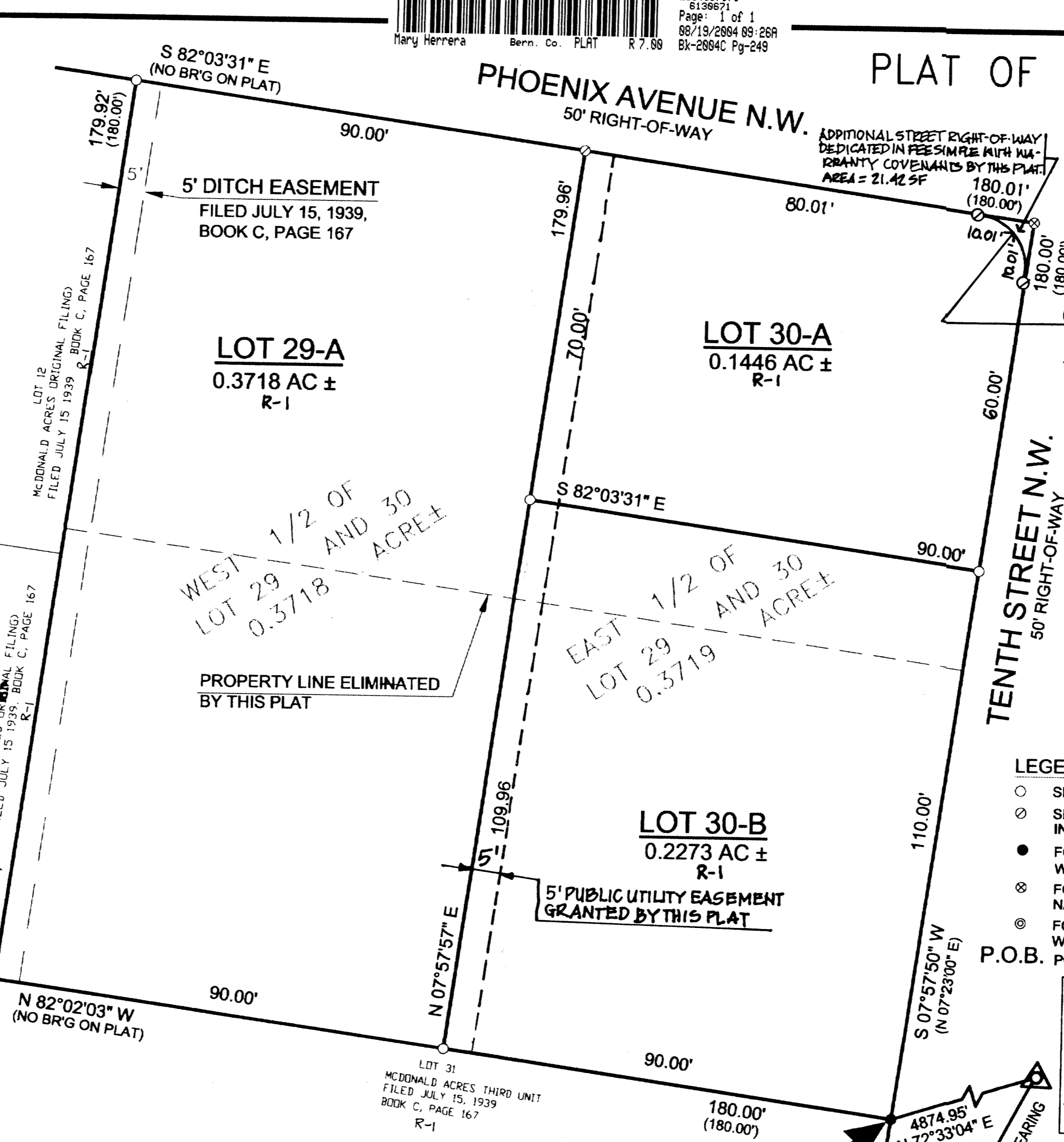
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF June, 2004

BY JOANNE NEALEY, OWNER OF LOTS 30-A & 30-B

Richard Allen Kintall
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/14/07



OWNERS' STATEMENT OF CONSENT

THE PLATTING HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS THE ADDITIONAL STREET RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF LOT 30-A AS SHOWN HEREON.

Joanne Nealey 6/24/04
JOANNE NEALEY, OWNER OF LOTS 30-A AND 30-B DATE

Dean Voge 6/22/04
DEAN VOGUE, OWNER OF LOT 29-A DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF June, 2004

BY DEAN VOGUE, OWNER OF LOT 29-A

Richard Allen Kintall
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/14/07

PHOENIX AVENUE N.W.
50' RIGHT-OF-WAY
PLAT OF LOTS 29-A, 30-A AND 30-B
OF
McDONALD ACRES THIRD UNIT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004

PROJECT NUMBER 1003567
Application Number 04DRB-0130
PLAT APPROVAL:
UTILITY APPROVALS:

<i>Lead G. Miers</i>	8-12-04	Date
PNM ELECTRIC SERVICES		
<i>Lead G. Miers</i>	8-12-04	Date
PNM GAS SERVICES		
<i>David R. Muller</i>	8-17-04	Date
QWEST TELECOMMUNICATIONS		
<i>Robert Mading</i>	8-17-04	Date
COMCAST		

CITY APPROVALS:

<i>John L. Miers</i>	6-25-04	Date
CITY SURVEYOR		
<i>Robert Mading</i>	8-4-04	Date
TRAFFIC ENGINEER, TRANSPORTATION DEPT.		
<i>Roger A. Ruan</i>	8-17-04	Date
UTILITIES DEVELOPMENT		
<i>Christina Sandoval</i>	8/4/04	Date
PARKS AND RECREATION DEPARTMENT		
<i>Bradley J. Bingham</i>	8/4/04	Date
A.M.A.F.C.A.		
<i>Bradley J. Bingham</i>	8/4/04	Date
CITY ENGINEER		
<i>Sheran Matson</i>	8/4/04	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT		

PNM AND ELECTRIC GAS SERVICES:

In approving this plat, PNM Electric and Gas Services (PNM) did not conduct a title search of the properties shown hereon. Consequently, PNM does not waive nor release easement or easement rights to which it may be entitled.

CURVE DATA
L=15.71'
R=10.00'
T=10.00'
CH=14.14', N37°02'50"W

LEGEND

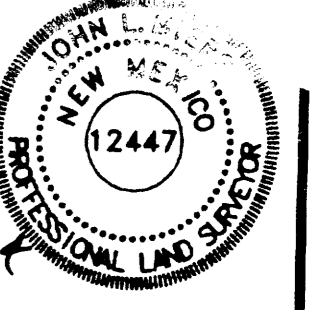
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- ⊙ FOUND PK NAIL IN FENCE W/TAG #11463
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John L. Miers
JOHN L. MIERS, NMPLS 12447
DATE 6/24/04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101405906846621115 *OK*
PAID ON UPC #: 101405905946721116 *OK*

PROPERTY OWNERS OF RECORD:
JOANNE NEALEY, DEAN VOGUE
BERNALILLO COUNTY TREASURER'S OFFICE: 8/18/09

INDEXING INFORMATION FOR
COUNTY OF BERNALILLO
SECTION 8, RANGE 3 EAST,
TOWNSHIP 10 NORTH
OWNERS: JOANNE NEALEY, DEAN VOGUE
SUBDIVISION: McDONALD ACRES THIRD UNIT

RHOMBUS P.A., INC.
FACILITIES ENGINEERS/ENVIRONMENTAL CONSULTANTS

e-mail: rhombus@nmla.com
web site: www.RHOMBUSPA.COM

2620 San Mateo NE Suite B Albuquerque, NM 87110
TEL. (505) 881-6690 FAX (505) 881-6896