

PLAT OF LOT B-1 AND LOT 21-A BLOCK 10 OF PEREA ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
JULY 2004
PROJECT NAME: PEREA ADDITION
Application Number: ON 8/1/04
PLAT APPROVAL:
UTILITY APPROVALS:

PRELIMINARY PLAT
APPROVED BY DRB



LOCATION MAP NOT TO SCALE ZONE MAP J-13-Z
LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF LOT 21, BLOCK 10, PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 1, 1891, VOLUME C2, FOLIO 43; ALL OF LOT B OF THE PLAT OF LOTS A AND B, BLOCK 10, PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 18, 1978, VOLUME C14, FOLIO 78, EXCEPT THE SOUTH-WESTERLY RECTANGLE MEASURING 25 (TWENTY FIVE) FEET BY 6.5 (SIX AND ONE HALF) FEET; AND ALL OF LOT 22, BLOCK 10, PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF THE BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1981, VOLUME C2, FOLIO 43, EXCEPT THE EASTERLY 6.5 (SIX AND ONE HALF) FEET; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE TRACT HEREIN DESCRIBED, A POINT ON THE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARQUETTE AVENUE N.W., WHENCE CITY OF ALBUQUERQUE CONTROL STATION (ACS) MONUMENT 12-J13 BEARS N 13°37'42" W, A DISTANCE OF 1235.64 FEET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 78°45'45" E, A DISTANCE OF 133.33 FEET, TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, ALONG A CURVE WITH RADIUS OF 25.00 FEET, ARC OF 39.27 FEET, CHORD OF 35.36 FEET AND CHORD BEARING OF S 33°45'45" E, TO A POINT OF TANGENCY, SAME POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 12TH STREET N.W.; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 11°06'06" W, A DISTANCE OF 49.64 FEET, TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 78°55'11" W, A DISTANCE OF 158.03 FEET, TO THE SOUTHWEST CORNER OF LOT B-1; THENCE, S 10°04'42" W, A DISTANCE OF 25.78 FEET, TO A POINT; THENCE, N 78°45'45" W, A DISTANCE OF 143.85 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE 13TH STREET N.W., THE SAME POINT BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, ALONG SAID RIGHT-OF-WAY, N 10°51'40" E, A DISTANCE OF 50.00 FEET, TO A POINT, THE SAME POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY LINE, S 78°45'43" E, A DISTANCE OF 143.72 FEET, TO A POINT; THENCE, N 10°42'22" E, A DISTANCE OF 50.86 FEET, TO THE POINT OF BEGINNING.

NOW COMPRISING LOT B-1 AND LOT 21-A, BLOCK 10, PEREA ADDITION, CONTAINING 0.4334 ACRE, MORE OR LESS.

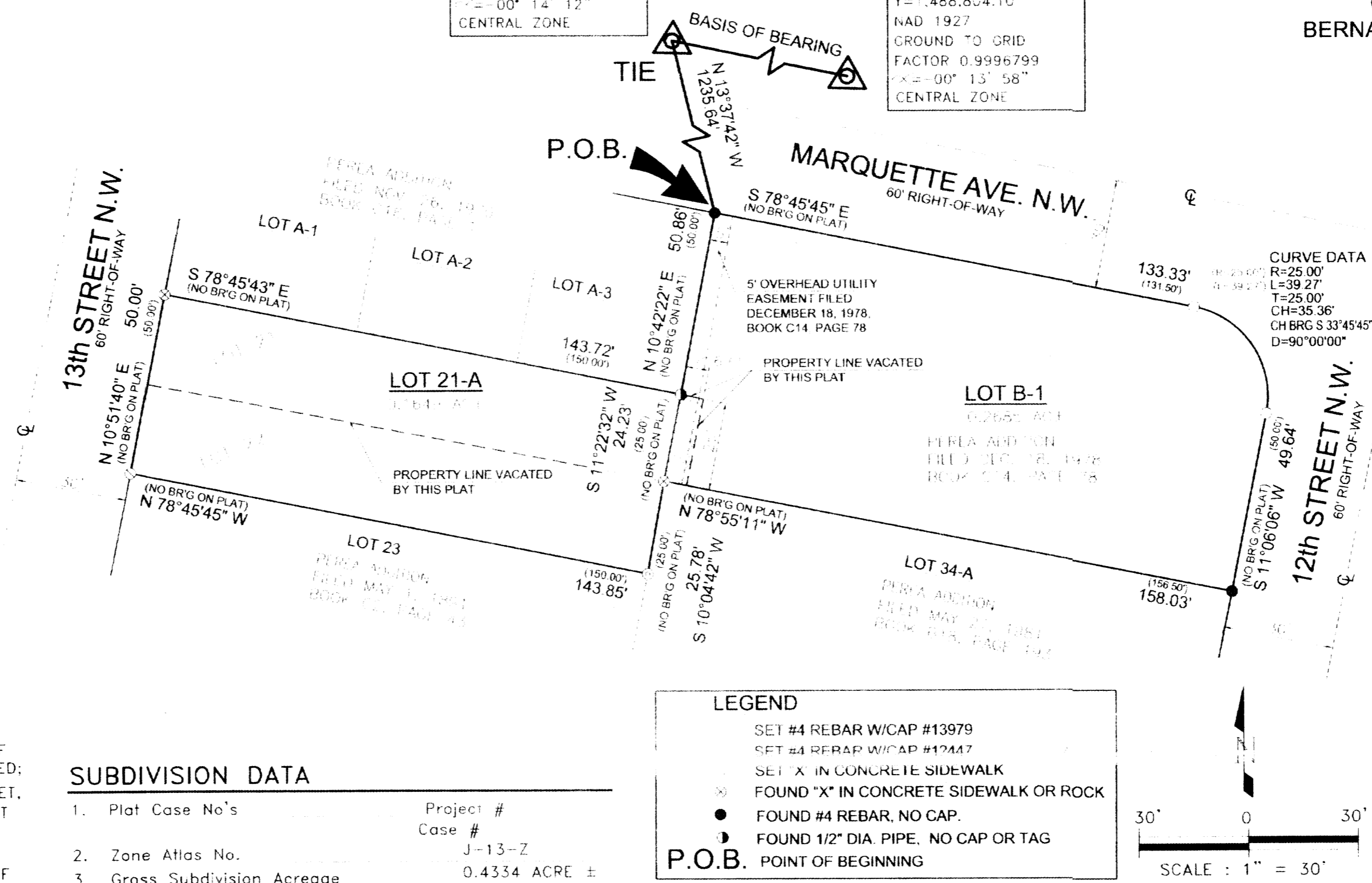
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CORRECT THE REPLAT THAT CREATED LOTS A AND B, FILED DECEMBER 18, 1978, VOL. C14, FOLIO 78, AND TO CREATE ONE LOT OUT OF LOTS 21 AND 22.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2004
BY DONALD F. SWAN, PRESIDENT OF UNIVERSITY OF
NEW MEXICO FOUNDATION, INC., OWNER OF LOT B-1.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



SUBDIVISION DATA

1. Plat Case No's	Project #
1. Zone Atlas No.	J-13-Z
2. Gross Subdivision Acreage	0.4334 ACRE ±
3. Original Number of Lots	3
4. Number of Lots Created	2
5. TALOS LOG 2004 30 1410 (LOTS 21 & 22) 2004 30 1411 (LOT B)	
6. Miles of full width street created	0.00 MILE ±
7. Area dedicated to the City of Albuquerque	0.00 ACRES ±

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.

DONALD F. SWAN, PRESIDENT, FOR UNIVERSITY OF NEW MEXICO FOUNDATION, INC., OWNER OF LOT B-1. DATE _____

LEONARD S. NEY AND STEPHENIE L. NEY, OWNERS OF LOT 21-A. DATE _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2004
AND BY LEONARD S. NEY AND STEPHENIE L. NEY,
OWNERS OF LOT 21-A.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

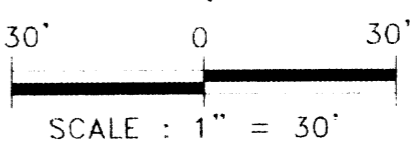
ACS MON 12-J13
X=376,922.94
Y=1,489,212.34
NAD 1927
GROUND TO GRID
FACTOR 0.9996804
E=+00° 14' 12"
CENTRAL ZONE

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

LEGEND

- SET #4 REBAR W/CAP #13979
- SET #4 REBAR W/CAP #12447
- SET X IN CONCRETE SIDEWALK
- FOUND "X" IN CONCRETE SIDEWALK OR ROCK
- FOUND #4 REBAR, NO CAP.
- FOUND 1/2" DIA. PIPE, NO CAP OR TAG

P.O.B. POINT OF BEGINNING



NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
2. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD. ALL OTHERS ARE FIELD.
3. REFERENCES:
 - A. PLAT OF PEREA ADDITION, FILED MAY 1, 1891, BOOK C2, PAGE 43.
 - B. PLAT OF LOTS A AND B, BLOCK 10, PEREA ADDITION, FILED DECEMBER 18, 1978, BOOK C14, PAGE 78.
 - C. PLAT OF LOTS A-1, A-2 AND A-3, BLOCK 10, PEREA ADDITION, FILED NOVEMBER 26, 1979, BOOK C16, PAGE 1.
 - D. JOINT WARRANTY DEED FOR LOTS 21 AND 22, BLOCK 10, PEREA ADDITION, FILED JULY 25, 2001.
 - E. WARRANTY DEED FOR LOTS 21 AND 22, BLOCK 10, PEREA ADDITION, FILE #2003070990, FILED APRIL 29, 2003, BOOK A55, PAGE 850.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101 305 841 206 641 506
UPC #: 101 305 839 606 841 507

PROPERTY OWNERS OF RECORD:
LEONARD S. NEY & STEPHENIE L. NEY,
OWNERS OF LOT 21-A
UNIVERSITY OF NEW MEXICO FOUNDATION, INC.,
OWNER OF LOT B-1
BERNALILLO COUNTY TREASURER'S OFFICE:

INDEXING INFORMATION FOR
COUNTY OF BERNALILLO
SECTION 18, TOWNSHIP 10 NORTH, RANGE 3
EAST, BLOCK 10
OWNER: LEONARD S. NEY & STEPHENIE L. NEY, OWNERS OF LOT 21-A
OWNER: UNIVERSITY OF NEW MEXICO FOUNDATION, INC., OWNER OF LOT B-1
SUBDIVISION: PEREA ADDITION

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.

JOHN L. MIERS, NMPLS 12447 DATE _____



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

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

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

SHEET 1 OF 1



LOCATION MAP NOT TO SCALE ZONE MAP J-13-Z

LEGAL DESCRIPTION

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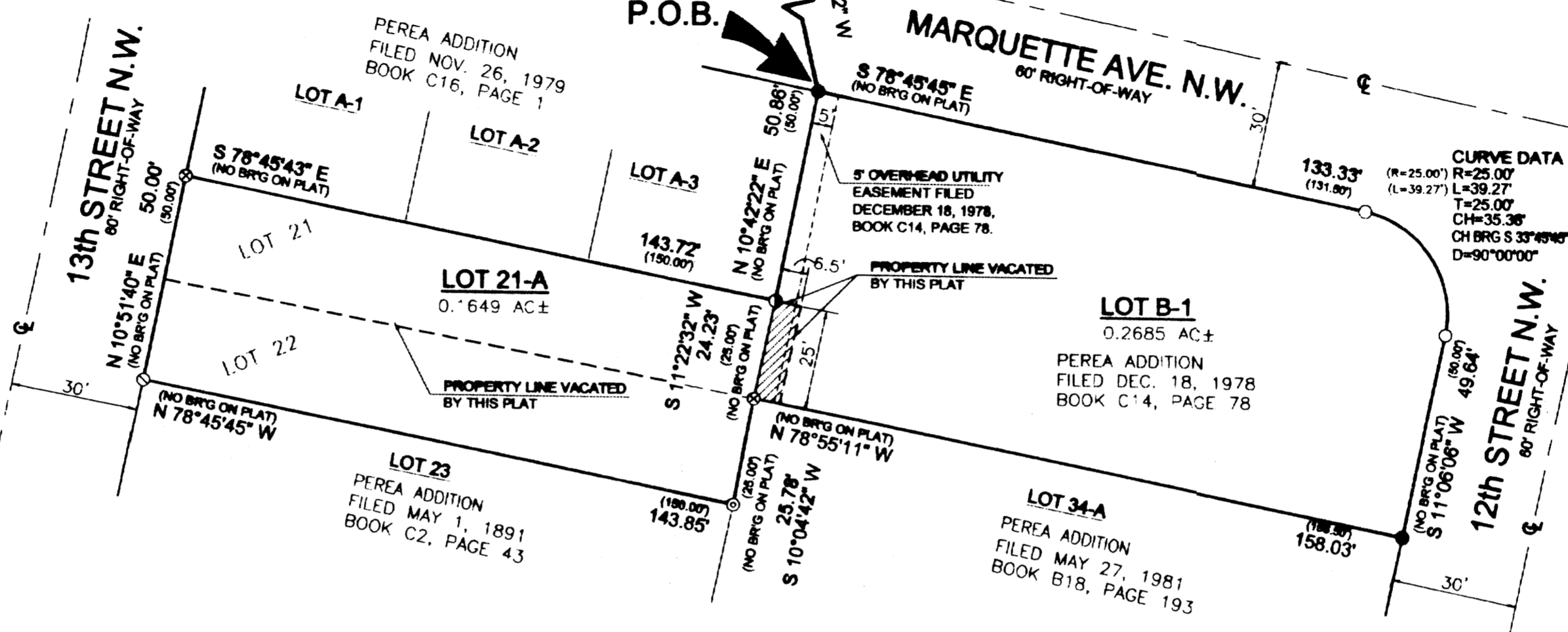
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2004
BY DONALD F. SWAN, PRESIDENT OF UNIVERSITY OF
NEW MEXICO FOUNDATION, INC., OWNER OF LOT B-1.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

2684117174
8136658
Page: 1 of 1
88/19/2884 88-228
Bk-2884C Pg-247
Mary Herrera Bern. Co. PLRT R 7.88

ACS MON 12-J13
X=376,922.94
Y=1,489,212.34
NAD 1927
GROUND TO GRID
FACTOR 0.9996804
CGE=-00° 14' 12"
CENTRAL ZONE

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



SUBDIVISION DATA

1. Plat Case No's	Project #
2. Zone Atlas No.	J-13-Z
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OWNERS' STATEMENT OF CONSENT

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John A. Mass for Donald F. Swan 7/27/04
DONALD F. SWAN, PRESIDENT, FOR UNIVERSITY OF NEW MEXICO FOUNDATION, INC., OWNER OF LOT B-1. DATE

Leonard S. Ney and Stephenye L. Ney 7/27/04
LEONARD S. NEY AND STEPHENYE L. NEY, OWNERS OF LOT 21-A. DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2004
AND BY LEONARD S. NEY AND STEPHENYE L. NEY,
OWNERS OF LOT 21-A.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LEGEND

- SET #4 REBAR W/CAP #13979
- ⊙ SET #4 REBAR W/CAP #12447
- ⊗ SET "X" IN CONCRETE SIDEWALK
- ⊗ FOUND "X" IN CONCRETE SIDEWALK OR ROCK
- FOUND #4 REBAR, NO CAP.
- ⊙ FOUND 1/2" DIA. PIPE, NO CAP OR TAG
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 - WARRANTY DEED FOR LOTS 21 AND 22, BLOCK 10, PEREA ADDITION, FILE #2003070990, FILED APRIL 29, 2003, BOOK A55, PAGE 850.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101 305 841 206 641 506 *MLL ok*
UPC #: 101 305 839 606 841 507 *MLL ok*

PROPERTY OWNERS OF RECORD:
LEONARD S. NEY & STEPHENYE L. AVERY,
OWNERS OF LOT 21-A *MLL*
UNIVERSITY OF NEW MEXICO FOUNDATION, INC.,
OWNER OF LOT B-1 *MLL*

BERNALILLO COUNTY TREASURER'S OFFICE:
Christina Durazo 8-19-04
INDEXING INFORMATION FOR
COUNTY OF BERNALILLO
SECTION 18, TOWNSHIP 10 NORTH, RANGE 3
EAST, BLOCK 10.
OWNERS: LEONARD S. NEY & STEPHENYE L.
AVERY, OWNERS OF LOT 21-A
OWNERS: UNIVERSITY OF NEW MEXICO FOUNDATION,
INC., OWNER OF LOT B-1
SUBDIVISION: PEREA ADDITION

**PLAT OF LOT B-1 AND LOT 21-A
BLOCK 10
OF
PEREA ADDITION**

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2004
PROJECT NUMBER 1003588
Application Number 04-01173
PLAT APPROVAL:
UTILITY APPROVALS:

Leard S. Ney 8-17-04 Date
PNM ELECTRIC SERVICES
Leard S. Ney 8-17-04 Date
PNM GAS SERVICES
Don D. Muller 8-17-04 Date
QWEST TELECOMMUNICATIONS
Robert Marking 8-17-04 Date
COMCAST

CITY APPROVALS:
John L. Miers 7-27-04 Date
CITY SURVEYOR
John L. Miers 8-11-04 Date
TRAFFIC ENGINEER, TRANSPORTATION DEPT.
Roger A. Green 8-11-04 Date
UTILITIES DEVELOPMENT
Christina Sandora 8/11/04 Date
PARKS AND RECREATION DEPARTMENT
Bradley L. Bingham 8/11/04 Date
A.M.A.F.C.A.
Bradley L. Bingham 8/11/04 Date
CITY ENGINEER
Sharon Matson 8/11/04 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.

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 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 UTILITY COMPANIES OR AGENCIES EXPRESSING AN INTEREST IN 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.

John L. Miers 7/27/04
JOHN L. MIERS, NMPLS 12447 DATE

RHOMBUS P.A., INC.
FACILITIES ENGINEERS/ENVIRONMENTAL CONSULTANTS
e-mail: rhombus@nmia.com
web site: www.RHOMBUSPA.COM
2620 San Mateo NE Suite B Albuquerque, NM 87110
TEL. (505) 881-8880 FAX (505) 881-8886

