

VICINITY MAP (K-15) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS F-1 AND F-2, BLOCK 5
COUNTRY CLUB ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT F, BLOCK 5
COUNTRY CLUB ADDITION
NE 1/4 SECTION 21, T. 10 N., R. 3 E., NMPM

AUGUST 2004
**PRELIMINARY PLAT
APPROVED BY DRB**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. ON 12/13/04 APPLICATION NO.

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

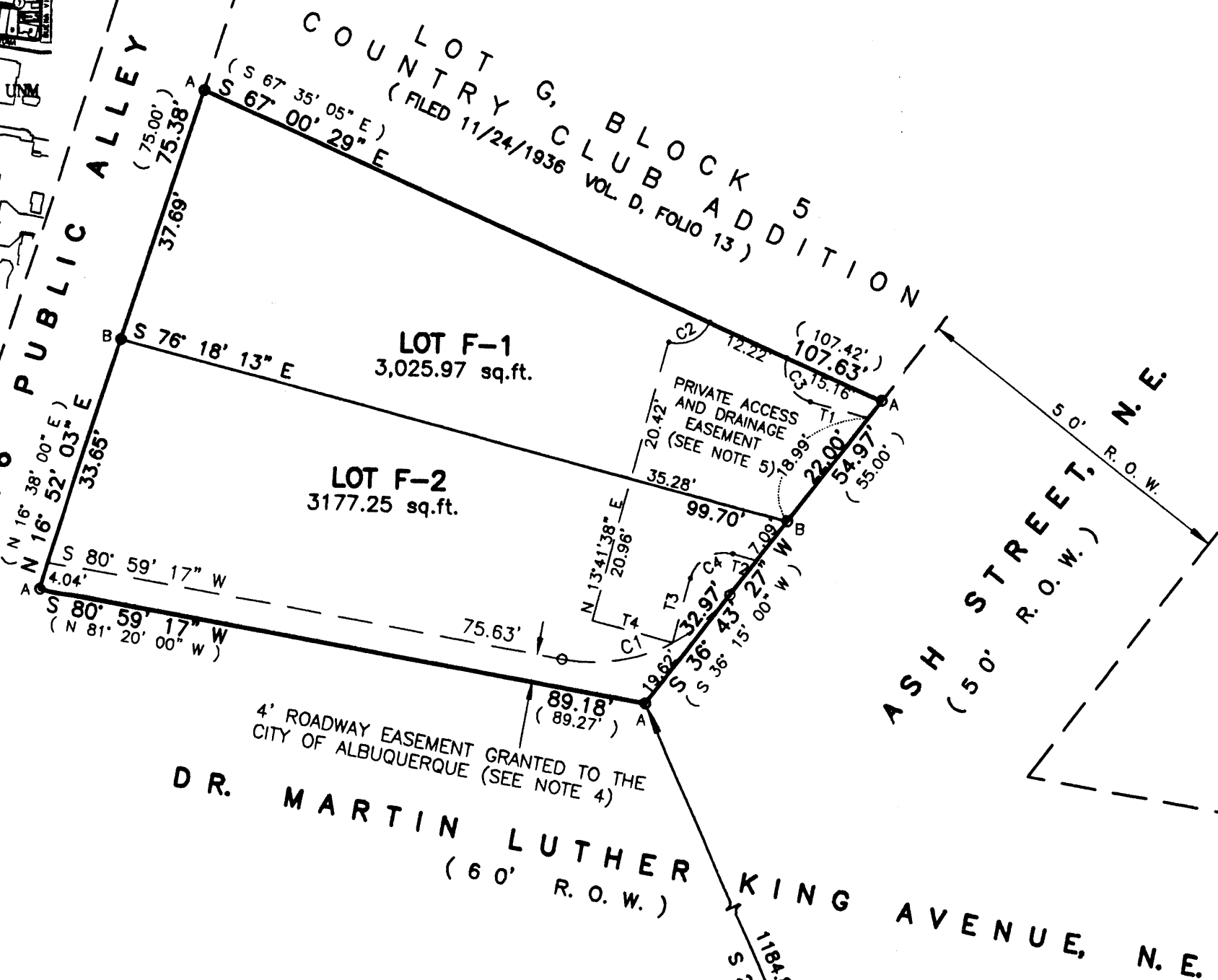
Traffic Engineer, City of Albuquerque _____ Date _____

Water Utilities Department, City of Albuquerque _____ Date _____
City Surveyor, City of Albuquerque 9-27-04 Date _____

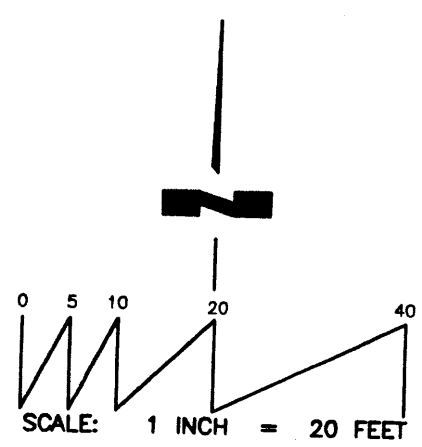
Parks and Recreation, City of Albuquerque _____ Date _____

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

City Engineer, City of Albuquerque _____ Date _____



DR. MARTIN LUTHER KING AVENUE, N.E.
(60' R.O.W.)



SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. K-15
- Current Zoning SU-2 MD-1
- Gross acreage 0.1424 ac.
- Existing number of lots 1
Replatted number of lots 2
- TALOS Log No.: 2004354555

MONUMENTATION

- A Found #4 Rebar - no cap
- B Set 1/2" Rebar, cap "WAYJOHN PS 14269"

DESCRIPTION

Lot lettered "F" in Block numbered Five (5), of the Amended and Supplemental Replat of the Country Club Addition, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1936, in Volume D, folio 13.

FREE CONSENT

The platting of the property as described above, and granting of public and private easements, 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.

Fred Rivera 6-30-04
Fred Rivera, Authorized Representative, Rivera Investments, a New Mexico Corporation, Date on behalf of said Corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



On this 24th day of September, 2004, the foregoing instrument was acknowledged before me by Fred Rivera, Authorized Representative, Rivera Investments, a New Mexico Corporation, on behalf of said Corporation

My Commission expires 6/30/07

Crystal A. Rooks
Notary Public

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00	27.18	62° 18' 56"	S 67° 51' 55" W, 25.86'
C2	5.00	7.10	81° 24' 01"	N 62° 59' 37" E, 6.52'
C3	5.00	8.08	92° 33' 54"	S 30° 01' 25" E, 7.23'
C4	5.00	7.85	90° 00' 00"	S 58° 41' 38" W, 7.07'

TANGENT INFORMATION		
TANGENT NO.	BEARING	DISTANCE
T1	S 76° 18' 22" E	8.79'
T2	N 76° 18' 22" W	3.59'
T3	S 13° 41' 38" W	9.43'
T4	N 76° 18' 22" W	12.00'

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 9-23-04
Thomas D. Johnston, N.M.P.S. No. 14269 Date _____

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 015 057 332 419 12501

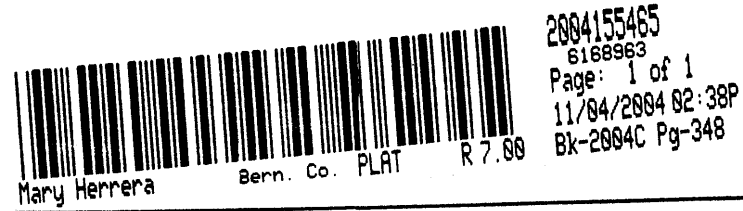
PROPERTY OWNER OF RECORD: _____

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	DRAWN: E W K	SCALE: 1" = 20'	FILE NO.
OWNER: FRED RIVERA	CHECKED: T D J		SP-3-01-2004
LOCATION: NE 1/4 SECTION 21, T 10 N, R 3 E, N.M.P.M.	DRAWING NO.		
LOTS F1&2, BLOCK 5, COUNTRY CLUB ADD.	SP30104.DWG	9 MARCH 2004	SHEET 1 OF 1

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 AUGUST 2004

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1003700 APPLICATION NO. 04DRB-01529

Sharon Watson 11/04/04
 DRB/Chairperson, Planning Department, City of Albuquerque

Roy A. Green 10-13-04
 Traffic Engineer, City of Albuquerque

Roy A. Green 10-13-04
 Water Utilities Department, City of Albuquerque

John B. Hunt 9-27-04
 City Surveyor, City of Albuquerque

Chandora 11/1/04
 Parks and Recreation, City of Albuquerque

Bradley B. Birken 10/13/04
 A.M.A.F.C.A.

Bradley B. Birken 10/13/04
 City Engineer, City of Albuquerque

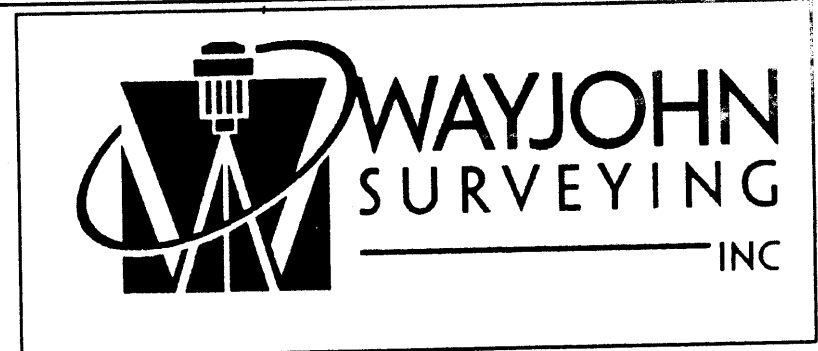
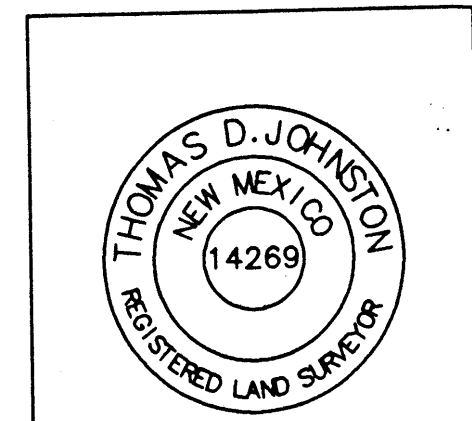
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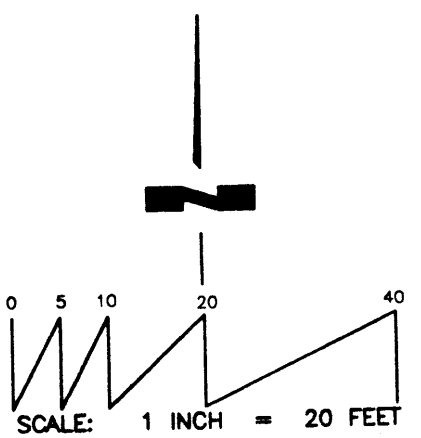
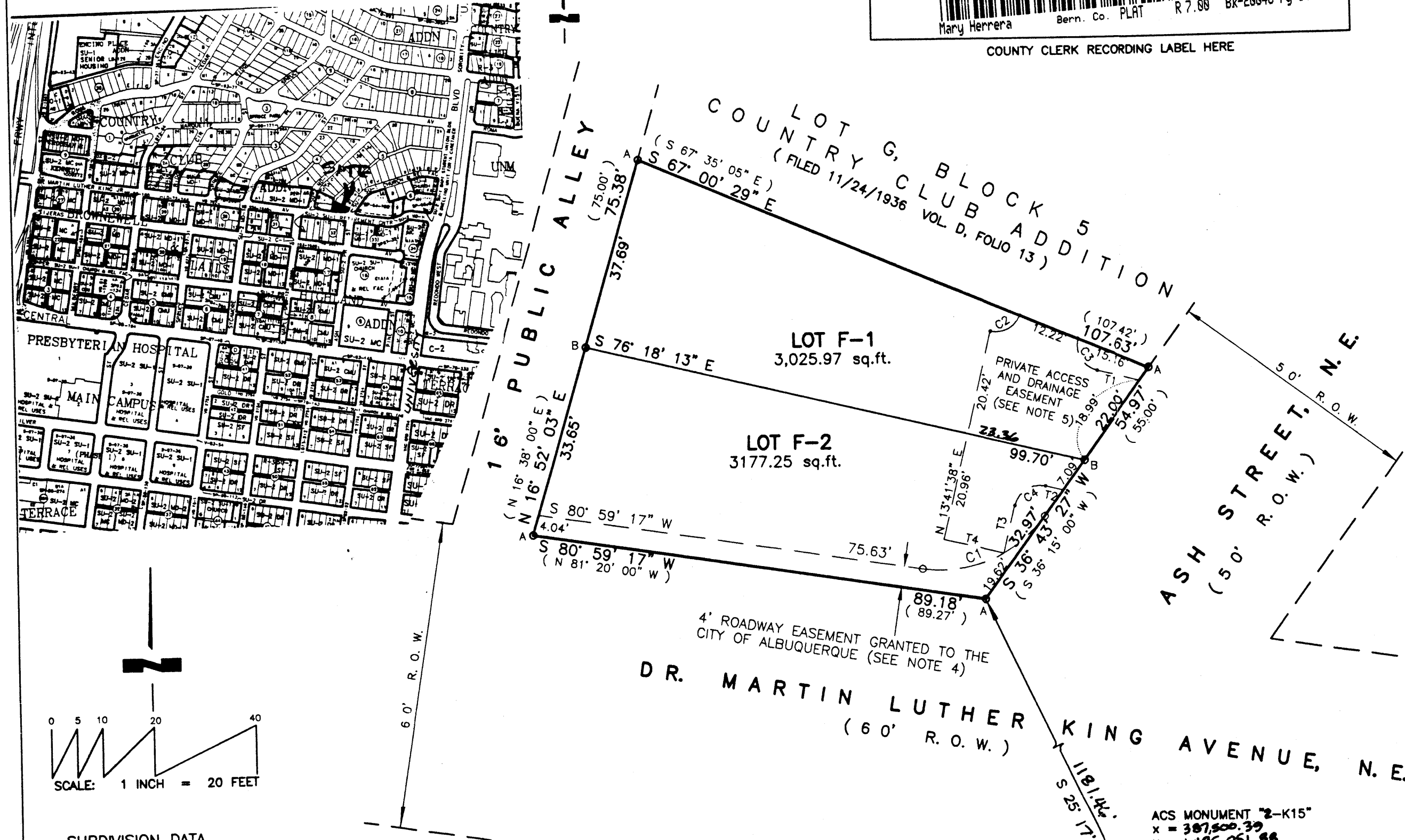
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Thomas D. Johnston 9.23.04
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: FRED RIVERA LOCATION: NE 1/4 SECTION 21, T 10 N, R 3 E, N.M.P.M. LOTS F1&F2, BLOCK 5, COUNTRY CLUB ADD.	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-3-01-2004
	CHECKED: T D J	DRAWING NO. SP30104.DWG	SHEET 1 OF 1



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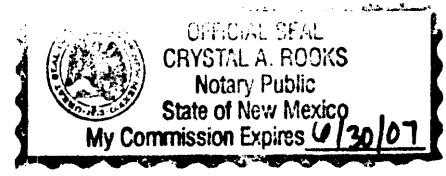
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Fred Rivera 6-30-04
 Fred Rivera, Authorized Representative, Rivera Investments, a New Mexico Corporation, Date on behalf of said Corporation

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STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 24th day of September, 2004, the foregoing instrument was acknowledged before me by Fred Rivera, Authorized Representative, Rivera Investments, a New Mexico Corporation, on behalf of said Corporation

My Commission expires 6/30/07

Crystal A. Rooks
 Notary Public

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances are in parenthesis.
- Record distances and bearings in parenthesis. Record bearings are from plat of County Club Addition, filed November 24, 1936, in Volume D, folio 13. Bearings are derived from bearing of Dr. Martin Luther King Jr. (Grand Avenue) Boulevard Centerline, being N 81° 20' W.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Four foot (4') Roadway Easement granted to the City of Albuquerque by this plat.
- A Private Access and Private Drainage Easement within Lots F-1 and F-2 for the benefit of Lots F-1 and F-2 is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Lots F-1 and F-2.

PURPOSE OF PLAT

This plat has been prepared for the sole purposes of dividing a single lot into two lots and to grant public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 015 057 332 419 12501

PROPERTY OWNER OF RECORD: NARVAEZ Henry F. & Mary L.

BERNALILLO COUNTY TREASURER'S OFFICE
Mark J. Cargill 4 Nov 04