

TALOS LOG # 2004422369

PLAT OF
LOTS 4-A & 4-B, BLOCK 12
 (BEING A REPLAT OF THE WEST 63' OF LOT 4, BLOCK 12)
 ALBUQUERQUE HIGHLANDS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004

VICINITY MAP
 ZONE ATLAS: J-18-Z (CITY)

SUBDIVISION DATA

1. D.R.B. NO. _____
2. Zone Atlas Index No. J-18-Z
3. Gross Subdivision Acreage 0.1952 Acres
4. Number of Lots existing 1
5. Number of Lots created 2
6. No streets were created or deleted by this Plat.

NOTES:

- 1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) DISTANCES ARE GROUND.
- 2) SITUATE WITHIN S.13.T.10N.,R.3E.,N.M.P.M.

DESCRIPTION (Per Warranty Deed (Joint Tenants) Filed: November 8, 1949, in Book: D122, Page 31)

THE WEST 63' OF LOT NUMBERED FOUR (4) IN BLOCK NUMBERED TWELVE (12), ALBUQUERQUE HIGHLANDS AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 23, 1930 IN VOLUME C2, PAGE 10 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WEST RIGHT OF WAY LINE OF LA VETA DRIVE N.E., WHENCE A.C.S.MON. "1-118" BEARS N 25°36'30" W, 1295.07 FEET DISTANT AND RUNNING-

THENCE, N 89°26' 23" E, 63.00 FEET LEAVING SAID WEST RIGHT OF WAY LINE OF LA VETA DRIVE N.E. TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
 THENCE, S 00°37' 12" E, 135.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF MOUNTAIN ROAD N.E.;
 THENCE, S 89°26'23" E, 63.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF MOUNTAIN ROAD N.E. TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MOUNTAIN ROAD N.E. AND THE EAST RIGHT OF WAY LINE OF LA VETA DRIVE N.E.;
 THENCE, N 00°37'12" W, 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1952 ACRES MORE OR LESS.

EASEMENTS:

1. This Plat shows all applicable easements set forth on Commitment for Title Insurance File No. 203414DS, dated January 25, 2002 furnished by Albuquerque Title Co.

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 a. PNM Services for the installation, maintenance and services of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 b. PNM Gas Services for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 c. U.S. West for the installation, maintenance and service of all buried and aerial communications services, including, but not limited to, above ground pedestals and closures.
 d. Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV Services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, operate and maintain facilities for the purpose described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No buildings, signs, pool (above ground or subsurface), hot tub, concrete or wooden decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations adjacent to, within or near easements shown on this plat.

FREE CONSENT AND DEDICATION

Now replatted as LOTS 4-A & 4-B, Block 12, ALBUQUERQUE HIGHLANDS, heron described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees, and do hereby dedicate additional right of way to the city of Albuquerque in fee simple with warranty covenants. *Under signed owners warrant that we hold complete and undivided title in fee simple to the land subdivided.*

BC 1/31/05
11-1-05
 BAIN COCHRAN 11/1/04 date
 JANET COCHRAN 11-1-04 date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPON
 PROPERTY OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SPLIT EAST 63' LOT 4 BLOCK 12 ALBUQUERQUE HIGHLANDS INTO 2 LOTS, GRANT A 5' P.U.E. ON LOT 4-A, GRANT A 5' SEWER EASEMENT ON LOT 4-B AND DEDICATE ADDITIONAL RIGHT OF WAY.

APPROVED AND ACCEPTED BY:	
Subdivision No. _____	_____
Planning Director _____	Date _____
City Engineer _____	Date _____
A.M.A.F.C.A. _____	Date _____
Public Works Dept. Utility Development Division _____	Date _____
Transportation Development _____	Date _____
Parks & Recreation _____	Date _____
Planning Section CIP _____	Date _____
City Surveyor <i>[Signature]</i>	Date <u>1-3-05</u>
Property Management _____	Date _____
Public Service Company of New Mexico _____	Date _____
P.N.M. Gas Services _____	Date _____
Jones Intercable _____	Date _____

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, shows all visible easements and all easements of record set forth on Commitment for Title Insurance File No.237689JT, dated January 29, 2004, furnished by Albuquerque Title Co., meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



Preston E. Hall
 Preston E. Hall

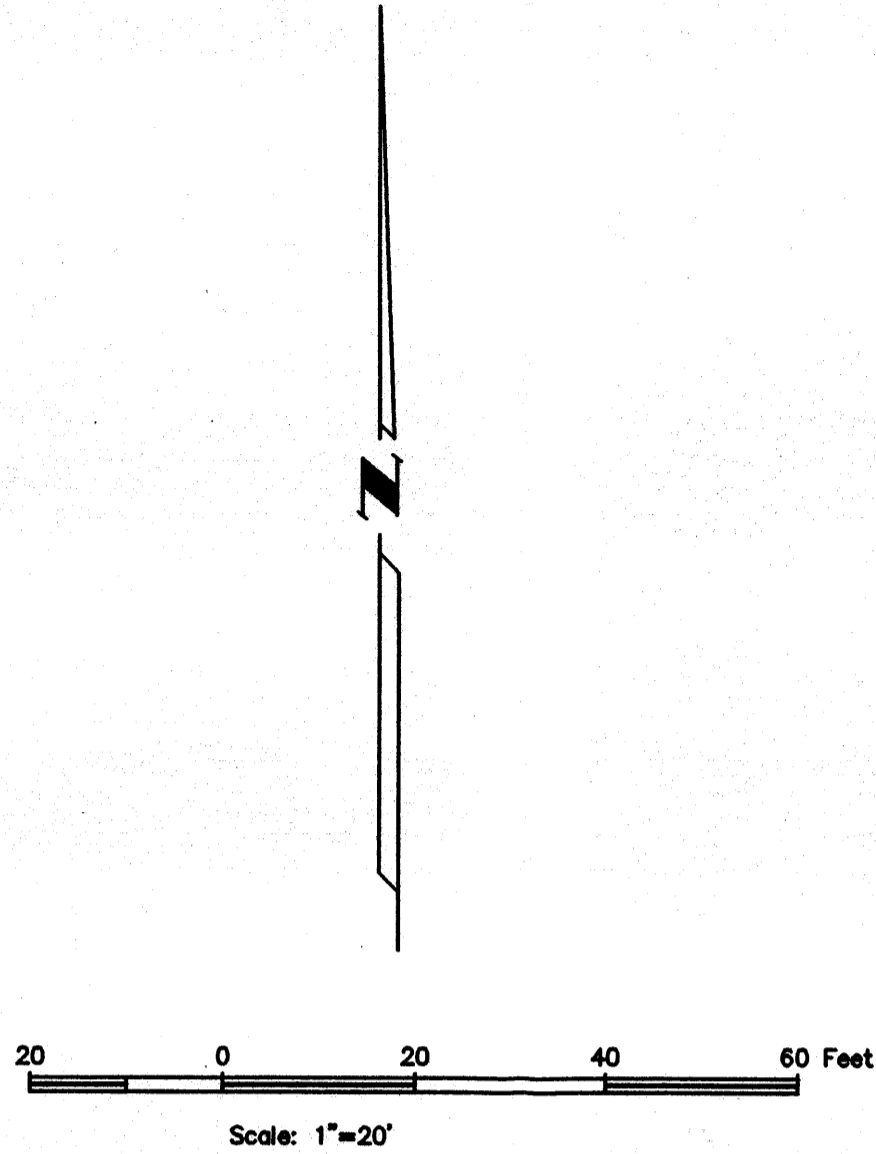
STATE OF New Mexico }
 COUNTY OF SANTA FE } SS
 On this 14 day of December, 2004, the foregoing instrument was acknowledged before me by Cynthia Wilkes
 My commission expires 11-18-08
[Signature]
 Notary Public

SHEET 1 OF 2

HALL SURVEYING CO.
 12805 MENAUL BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE: (505) 292-6727

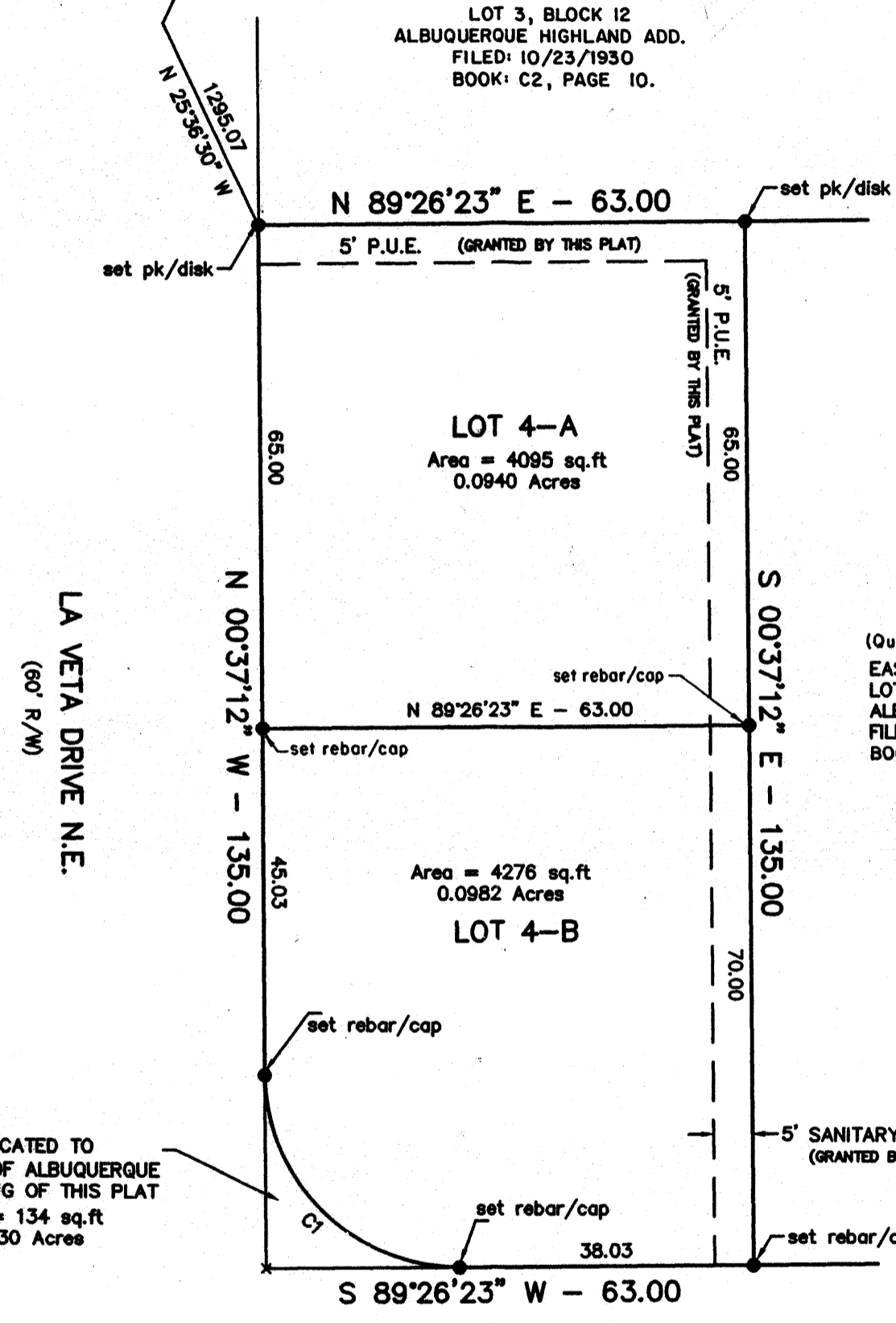
CLIENT BAIN COCHRAN
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LOTS 4-A & 4-B, BLOCK 12
 (BEING A REPLAT OF THE WEST 63' OF LOT 4, BLOCK 12)
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
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A.C.S.MON. "1-J18"
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=399917.88, Y=1489869.09
 G-G=0.9996613
 ELEVATION= 5229.93, (SLD 1929)
 DELTA ALPHA= -0'11'32"
 N.A.D. 1927

LOT 3, BLOCK 12
 ALBUQUERQUE HIGHLAND ADD.
 FILED: 10/23/1930
 BOOK: C2, PAGE 10.

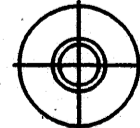


(Quitclaim Deed, Filed: 01/13/1994, Book: 94-2, Page 3163).
 EAST 63'
 LOT 4, BLOCK 12
 ALBUQUERQUE HIGHLANDS ADD.
 FILED: 10/23/1930
 BOOK: C2, PAGE 10.

AREA DEDICATED TO
 THE CITY OF ALBUQUERQUE
 BY THE FILING OF THIS PLAT
 Area = 134 sq.ft
 0.0030 Acres

MOUNTAIN ROAD N.E.
 (60'R/W)

SHEET 2 OF 2

HALL SURVEYING CO.	
	12805 MENAUL BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87112 PHONE: (505) 292-6727
CLIENT	BAIN COCHRAN
C:\DRAWINGS\LS-1963\LS-1963.DWG	