

PLAT OF LOT 11-A, BLOCK 2

OF BRIGHTWOOD SUBDIVISION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2004

PROJECT NUMBER 1003702
Application Number 04-01581

PLAT APPROVAL:

UTILITY APPROVALS:

Service	Signature	Date
PNM ELECTRIC SERVICES	NA Sam	10/13/04
PNM GAS SERVICES	NA Sam	10/13/04
QWEST TELECOMMUNICATIONS	NA Sam	10/13/04
COMCAST	NA Sam	10/13/04
NEW MEXICO UTILITIES	NA Sam	10/13/04

CITY APPROVALS:

City Official	Signature	Date
CITY SURVEYOR	John L. Miers	10-5-04
TRAFFIC ENGINEER, TRANSPORTATION DEPT.	Roger A. Green	10-13-04
UTILITIES DEVELOPMENT	Christina Sandorval	10/13/04
PARKS AND RECREATION DEPARTMENT	Bradley D. Bingham	10/13/04
CITY ENGINEER	Bradley D. Bingham	10/13/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	John L. Miers	10/13/04

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 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.



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOTS 11 AND 12, BRIGHTWOOD ADDITION, 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 JUNE 21, 1922, VOLUME A, FOLIO 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE THE ACS 17-J14 BEARS S 42°36'39" W, A DISTANCE OF 4213.56 FEET;

THENCE, N 80°55'31" W, A DISTANCE OF 150.11 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SECOND STREET N.E., SAME POINT BEING SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

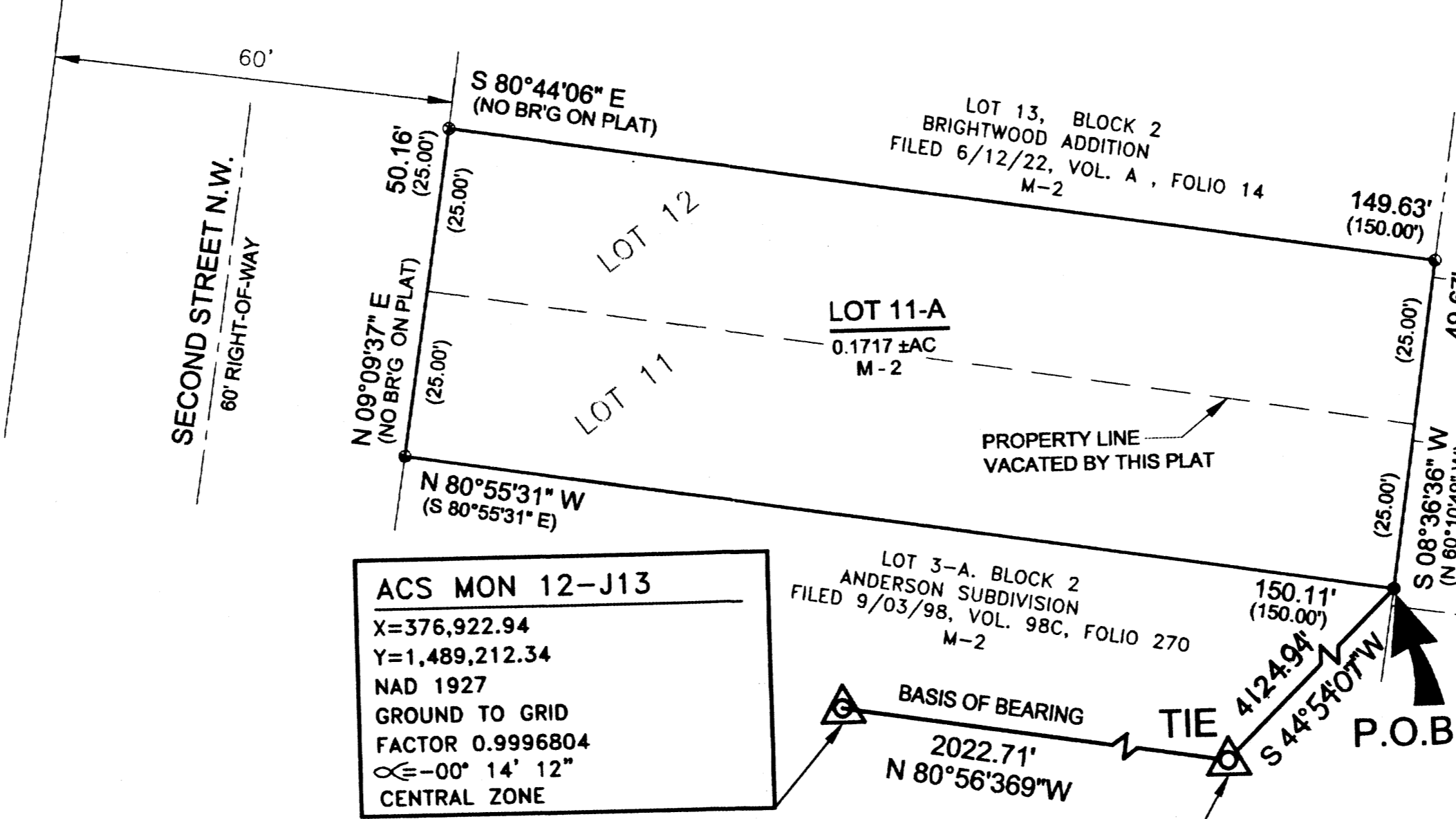
THENCE, ALONG SAID RIGHT-OF-WAY LINE, N 09°09'37" E, A DISTANCE OF 50.16 FEET, TO NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING FROM SAID RIGHT-OF-WAY LINE, S 80°44'06" E, A DISTANCE OF 149.63 FEET, TO NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 08°36'36" W, A DISTANCE OF 49.67 FEET, TO THE POINT OF BEGINNING.

NOW COMPRISING LOT 11-A, BRIGHTWOOD ADDITION SUBDIVISION.

CONTAINING 0.1717 ACRE, MORE OR LESS.



ACS MON 12-J13
X=376,922.94
Y=1,489,212.34
NAD 1927
GROUND TO GRID
FACTOR 0.9996804
α = -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
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CENTRAL ZONE

- LEGEND**
- FOUND #4 REBAR W/ CAP #12447
 - FOUND #4 REBAR W/ CAP #11463
 - ⊗ FOUND "X" IN SIDEWALK

P.O.B. POINT OF BEGINNING

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF TWO LOTS.

SUBDIVISION DATA

1. Plat Case No's	Project # <u>1003702</u> Case # <u>04DRB 01531</u>
2. Zone Atlas No.	<u>J-14-Z</u>
3. Gross Subdivision Acreage	<u>0.1717 ACRE ±</u>
4. Original Number of Lots	<u>2</u>
5. Number of Lots Created	<u>1</u>
6. TALOS LOG	<u>2004403677</u>
7. Miles of full width street created	<u>0.00 MILE ±</u>
8. Area dedicated to the City of Albuquerque	<u>0.0000 ACRES ±</u>

NOTES:

- BEARINGS ARE STATE PLANE GRID BEARINGS.
- BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD. ALL OTHERS ARE FIELD.
- REFERENCES:
 - WARRANTY DEED, BETWEEN ANDERSON VENTURES, LLC AND WOLVERINE, LLC, FILED JULY 21, 2004, BOOK A 81, PAGE 1293.
 - BRIGHTWOOD ADDITION PLAT FILED JUNE 21, 1922, VOLUME A, FOLIO 14.

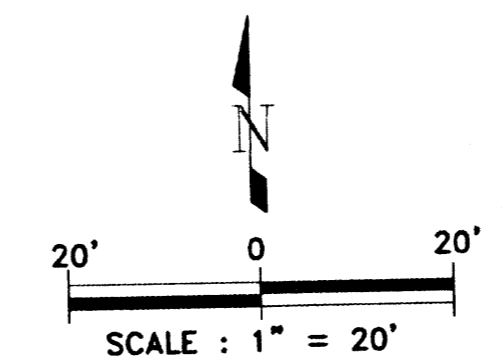
OWNERS' STATEMENT OF CONSENT

THE PLATTING HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND SAID OWNER WARRANTS THAT HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Stuart Iverson 4-10-04 DATE
WOLVERINE, L.L.C.
SIGNED BY: STUART IVERSON, MEMBER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF October, 2004
BY Stuart Iverson, MEMBER OF WOLVERINE, L.L.C.
Jane Kimbraugh
NOTARY PUBLIC
MY COMMISSION EXPIRES 05-23-2008



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101 405 833 845 112 020

PROPERTY OWNERS OF RECORD:
WOLVERINE, LLC.

BERNALILLO COUNTY TREASURER'S OFFICE: 21 Jan 05 JOHN L. MIERS, NMPLS 12447 DATE 10/14/04

1183 NARCISCO STR. NE
INDEXING INFORMATION FOR COUNTY OF BERNALILLO
SECTION 17, RANGE 3 EAST, TOWNSHIP 10 NORTH
OWNER: WOLVERINE, L.L.C.
SUBDIVISION: BRIGHTWOOD ADDITION

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

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OF BRIGHTWOOD SUBDIVISION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2004

PRELIMINARY PLAT
APPROVED BY DRB
149.63 (150.00)
LOT 5, BLOCK 2 BRIGHTWOOD ADDITION FILED 6/12/22, VOL. A, FOLIO 14 M-2
LOT 6, BLOCK 2 BRIGHTWOOD ADDITION FILED 6/12/22, VOL. A, FOLIO 14 M-2
LOT 7, BLOCK 2 BRIGHTWOOD ADDITION FILED 6/12/22, VOL. A, FOLIO 14 M-2
LOT 8, BLOCK 2 BRIGHTWOOD ADDITION FILED 6/12/22, VOL. A, FOLIO 14 M-2



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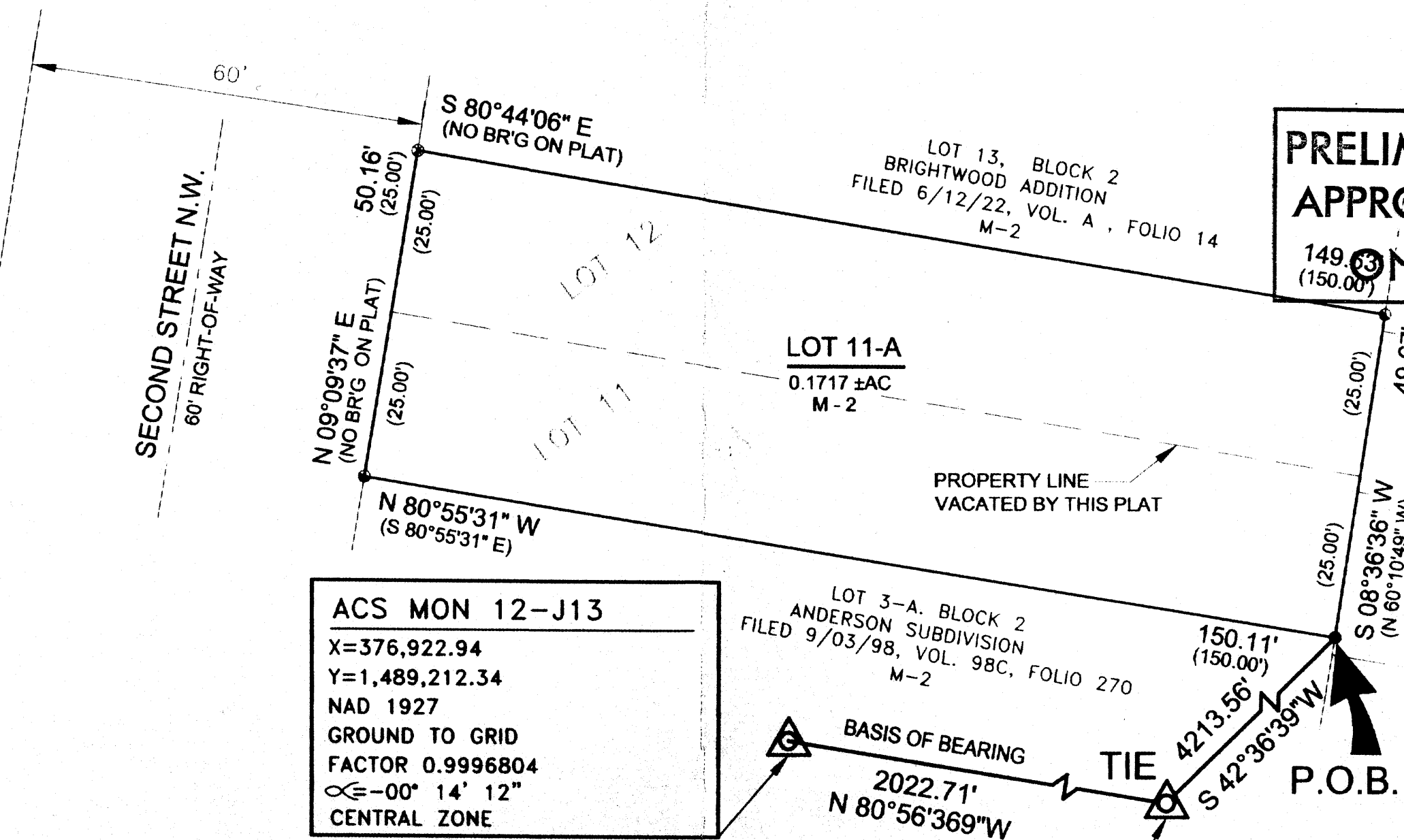
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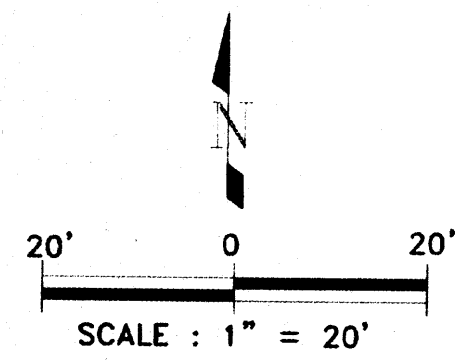
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NOTARY PUBLIC
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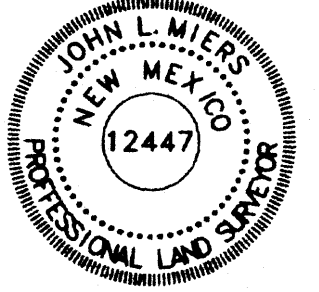
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John L. Miers 10/21/04
DATE
JOHN L. MIERS, NMPLS 12447



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

PROJECT NUMBER _____
Application Number _____
PLAT APPROVAL:
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	Date
PNM GAS SERVICES	Date
QWEST TELECOMMUNICATIONS	Date
COMCAST	Date
NEW MEXICO UTILITIES	Date

CITY APPROVALS:

<u>John B. ...</u> 10-5-04	Date
CITY SURVEYOR	Date
TRAFFIC ENGINEER, TRANSPORTATION DEPT.	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
A.M.A.F.C.A.	Date
CITY ENGINEER	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

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