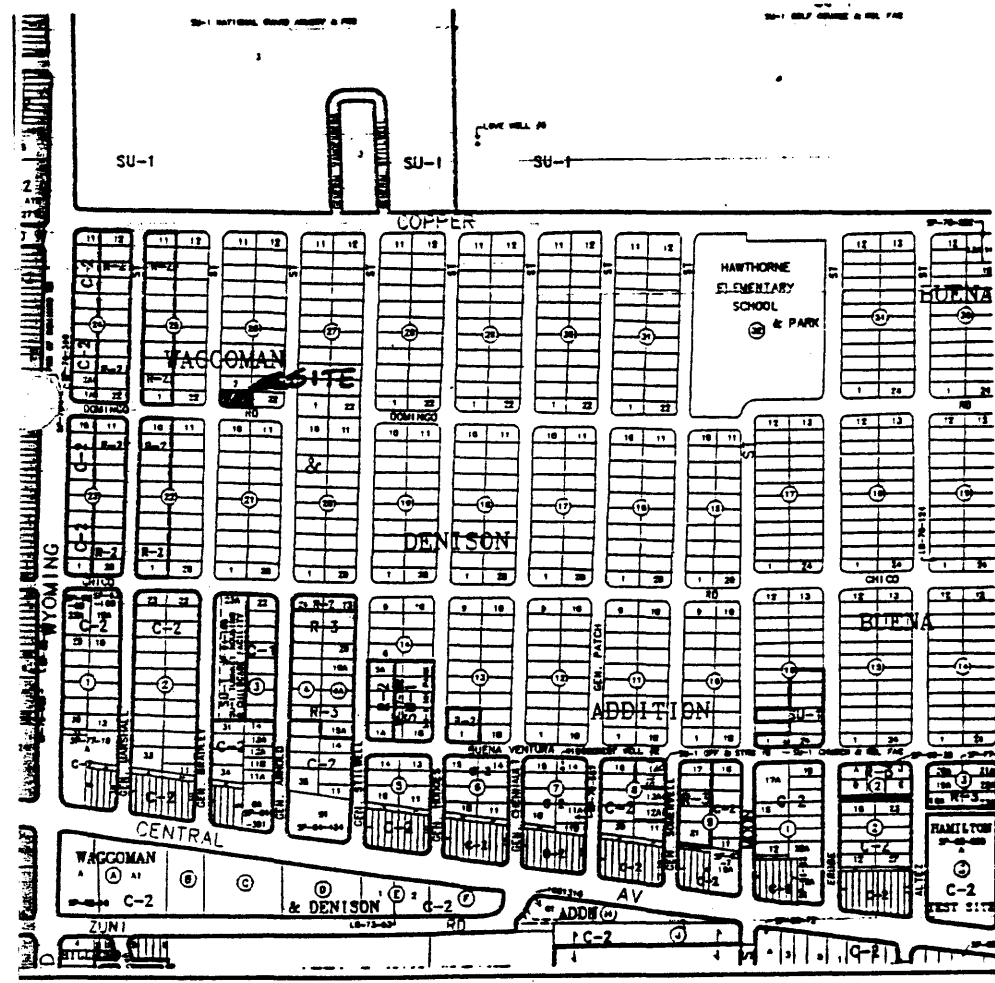


VICINITY MAP (K-20) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS 1-A AND 1-B, BLOCK 26, WAGGOMAN-DENISON ADDITION

A REPLAT OF LOT 1, BLOCK 26, WAGGOMAN-DENISON ADDITION
WITHIN SW 1/4, SECTION 20, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2004

Final
PRELIMINARY PLAT
BY DE
1/5/05

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. _____

PROJECT 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 _____ Date 12-17-04

Parks and Recreation, City of Albuquerque _____ Date _____

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

City Engineer, City of Albuquerque _____ Date _____

SUBDIVISION DATA

1. DRB Proj. No.
 2. Zone Atlas Index No. K-20
 3. Current Zoning R-T
 4. Gross acreage 0.1722
 5. Existing number of deeded parcels 1
Replatted number of lots 2
- LOG NO. 2004434012

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ().
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Existing Five foot (5') Public Utility Easement granted by plat recorded 5/24/1945 in Plat Book C, page 191.
5. Additional Right of way dedicated to the City of Albuquerque in fee simple with warranty covenants with the filing of this plat.
6. PLAT REFERENCE:
a: Plat of WAGGOMAN-DENISON ADDITION, filed 5/24/1945 in Plat Book C, Folio 191.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from one lot and dedication of additional right of way.

DESCRIPTION

Lot numbered One (1) in Block numbered Twenty-six (26) of the WAGGOMAN-DENISON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the map of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 24, 1945, in Plat Book C, folio 191.

FREE CONSENT

The platting of the property as described above and dedication of additional Right of Way to the City of Albuquerque, New Mexico, a Municipal Corporation, in fee simple with warranty covenants, is with the free consent and in accordance with the desires of the undersigned owner. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

David M. Stafford

David M. Stafford

Nancy K. Stafford

Nancy K. Stafford

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9th day of December, 2004, the foregoing instrument was acknowledged before me by David M. Stafford and Nancy K. Stafford.

My Commission expires 12-14-2005
Virginia Cable

Notary Public

Allen Sturtevant

Allen Sturtevant

Jennifer Sturtevant

Jennifer Sturtevant

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9th day of December, the foregoing instrument was acknowledged before me by Allen Sturtevant and Jennifer Sturtevant.

My Commission expires 12-14-2005
Virginia Cable

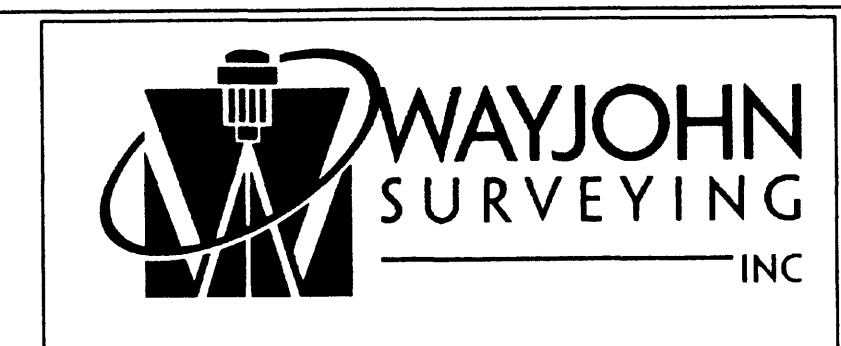
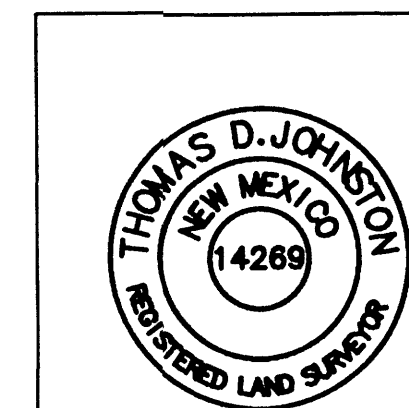
Notary Public

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

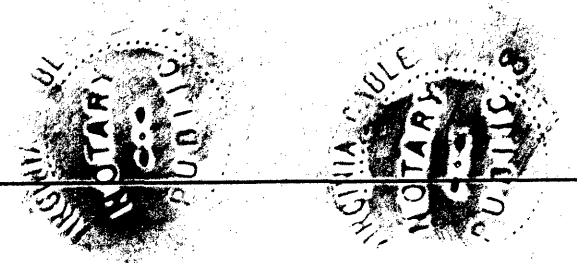
Thomas D. Johnston, N.M.P.S. No. 14269 Date 11-10-04



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: STAFFORD/STURTEVANT LOCATION: SEC. 20 T.10 N., R.4 E., N.M.P.M. WAGGOMAN-DENISON ADDITION	DRAWN: E W K	SCALE: 1" = 10'	FILE NO. SP-11-01-2004
	CHECKED: T D J	08 NOV 2004	SHEET 1 OF 2
	DRAWING NO. SP110104.DWG		

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 020 057 072 200 32601
PROPERTY OWNER OF RECORD:
STAFFORD, DAVID M. & NANCY K.; STURTEVANT, ALLEN & JENNIFER
BERNALILLO COUNTY TREASURER'S OFFICE



ACS MONUMENT "14-K20"
 x=410,329.09
 y=1,484,629.53
 Delta Alpha: -00°10'20"
 Ground-to-grid:
 0.99965199
 NMSP CENTRAL ZONE
 NAD 1927

COUNTY CLERK RECORDING LABEL HERE

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A REPLAT OF LOT 1, BLOCK 26, WAGGOMAN-DENISON ADDITION
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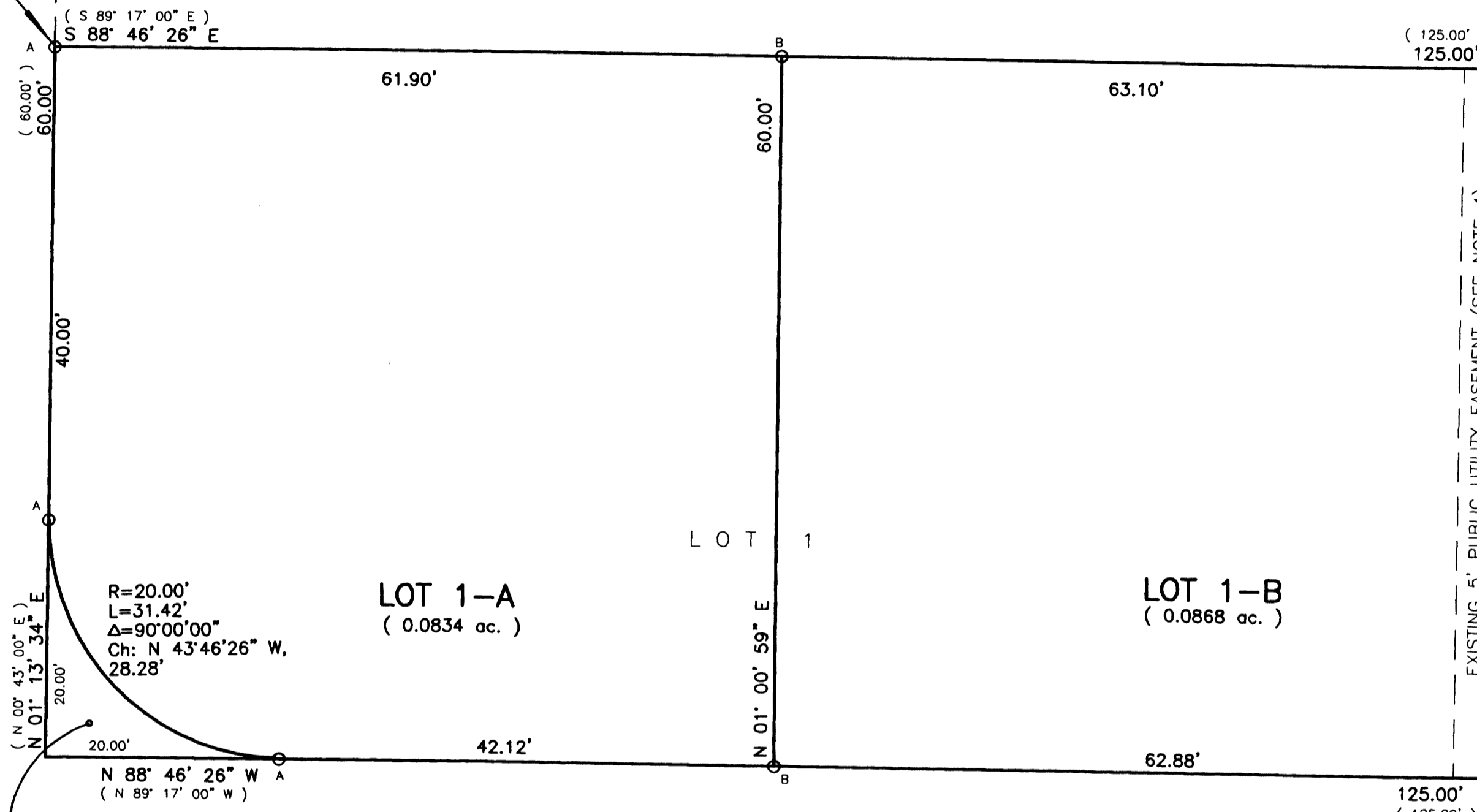
NOVEMBER 2004

LOT 2, BLOCK 26, WAGGOMAN-DENISON ADDITION
 (FILED 5/24/1945 VOL. C, FOLIO 191)

LOT 2 1
 LOT 2 2

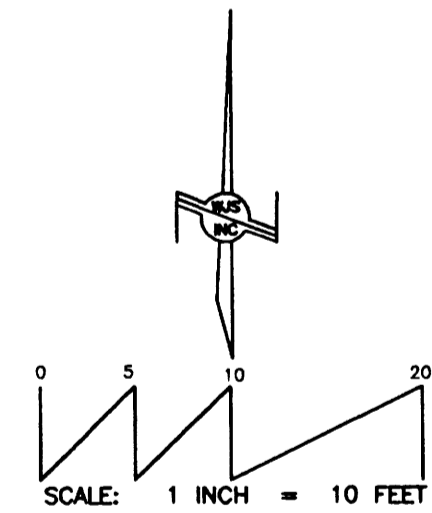
BLOCK 26, WAGGOMAN-DENISON ADDITION
 (FILED 5/24/1945 VOL. C, FOLIO 191)

GENERAL BRADLEY STREET, N.E.
 (50' R.O.W.)



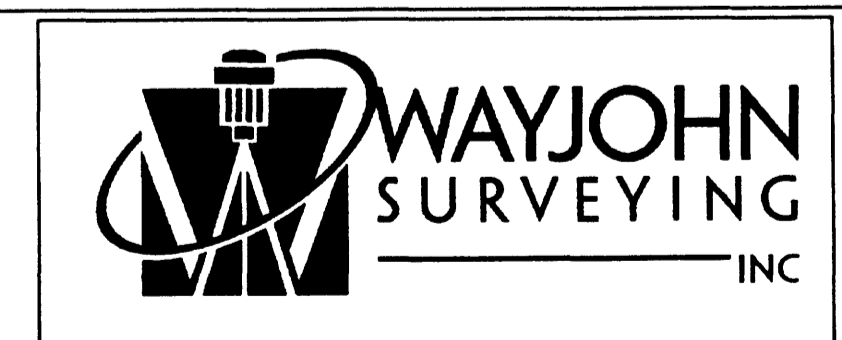
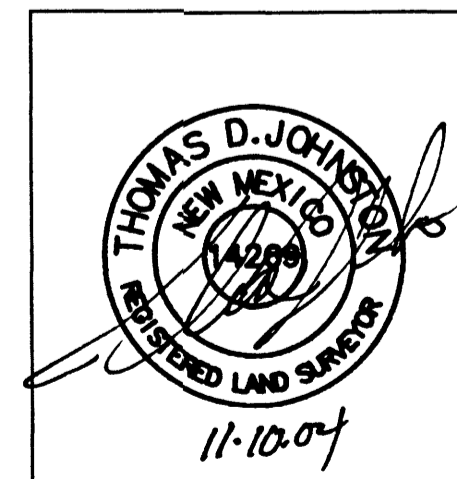
ADDITIONAL RIGHT OF WAY DEDICATED
 TO THE CITY OF ALBUQUERQUE
 (SEE NOTE 5) 85.84 sq. ft.

DOMINGO ROAD, N.E.
 (50' R.O.W.)



LEGEND:

- FOUND MONUMENT AS NOTED
- A: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- B: SET PK NAIL AND DISK "PS 14269"



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