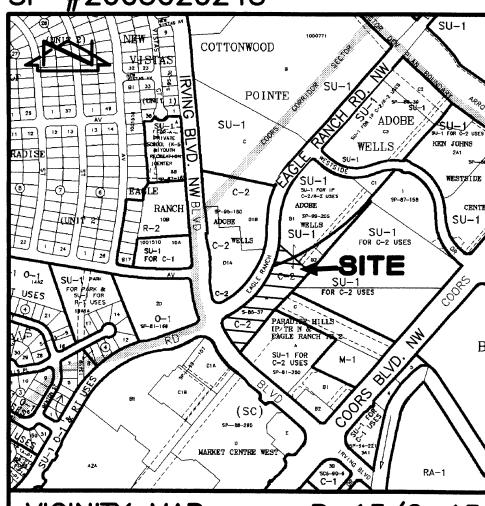
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PLAT OF TRACTS A-1 AND A-2, WELLS

ADOBE SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2005

> **DESCRIPTION** Tract A, Adobe Wells Subdivision, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1987, Book C35, Page 7.

APPROWALS:

APPLICATION NUMBER 05DRB-00047 (PAF)

Mack and Cheryl Ethridge
OWNERS

PROJECTED SECS. 7 & 18, T 11 N, R 3 E, N.M.P.M. LOCATION

ADOBE WELLS SUBDIMISION SUBDIMISION

DRB PROJECT NUMBER 1003881

d	//	
/ICINITY		B-13/C-
SCALE: 1" =	750'	

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby grant the easement as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Mack Ethridge, Husband (contract purchaser)

(contract purchaser)

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

CHARLES G. CALA, JR. NOTARY PUBLIC - STATE OF NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires 5-8-2005

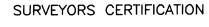
This instrument was acknowledged before me on this _______ day of _______, 2005, by Mack Ethridge and Cheryl Ethridge,

husband and wife.

	Dute
1-6-0	5

OFFICIAL SEAL

DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO 1-19-05 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO 1-19-05 DATE TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE P.N.M. ELECTRIC SERVICES DATE QWEST TELECOMMUNICATIONS DATE P.N.M. GAS SERVICES COMCAST CABLE VISION OF NEW MEXICO, INC. DATE



I. Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.



·06.2005



JEFF MORTENSEN & ASSOCIATES, INC.

☐ 6010-B MIDWAY PARK BLVD. N.E.

☐ ALBUQUERQUE ☐ NEW MEXICO 87109 ☐ ENGINEERS ☐ SURVEYORS (505) 345-4250 JOB #2004.107.3 PLAT

COUNTY CLERK FILING DATA

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FAIR ON UPG #. L 013 044 323 \$18 10320

FROPERTY OWNER OF RECORD

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MANO COUNTY TREASURER'S OFFICE

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PLAT OF

TRACTS A-1 AND A-2, ADOBE WELLS SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2005



COUNTY CLERK FILING DATA

Notes:

- 1. A boundary survey was performed in November, 2004. Property corners were found or set as indicated.
- 2. All distances are ground distances.
- 3. Site located within projected Sections 7 and 18, Township 11 North, Range 3 East, N.M.P.M. (Town of Alameda Grant).
- 4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from NMSHC Control Station "NM448—N10"
- 5. Record bearings and distances are shown in parenthesis.
- 6. No street mileage was created by this plat.
- 7. The purpose of this plat is to:
 - a. Create Tracts A-1 and A-2 from Tract A, Adobe Wells Subdivision.
 - b. Grant the private vehicular access easement as shown.
- 8. The following documents were utilized for the preparation of this survey:
 - a. Plat of Adobe Wells Subdivision filed October 30, 1987, Book C35, Page 7, Records of Bernalillo County, New Mexico.
 - b. Plat of Adobe Wells Subdivision filed December 08, 1999, Book 99C, Page 329, Records of Bernalillo County, New Mexico.
 - c. Plat of Paradise Hills Industrial Park filed November 25, 1981, Book C19, Page 32, Records of Bernalillo County, New Mexico.
 - d. Plat of Paradise Hills filed November 20, 1979, Book C15, Page 195, Records of Bernalillo County, New Mexico.
 - e. Plat of Eagle Ranch filed November 24, 1982, Book C20, Page 102, Records of Bernalillo County, New Mexico.
 - f. Commitment for Title Insurance File Number 4010355 prepared by Stewart Title of Albuquerque, L.L.C. dated November 30, 2004.
- 9. Gross subdivision acreage = 2.9747 acres.
- 10. Current Zoning on site is C-2 based upon the Zoning Verification letter issued by the City of Albuquerque, Zoning Enforcement Manager on August 11, 2004.

KEYED NOTES

EXISTING EASEMENTS - ONSITE

- (1) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT C35-7
- (2) VARIABLE WIDTH UTILITY EASEMENT DEPICTED ON PLAT C35-7
- (3) 10' PNM EASEMENT DEPICTED ON PLAT C35-7
- 4 DRAINAGE AND UTILITY EASEMENT GRANTED BY DOCUMENT FILED 09-03-1985, BOOK MISC. 266A, PAGES 944-948, DOC. #85 73699
- 5 PERMANENT UNDERGROUND AMAFCA DRAINAGE AND WATERLINE EASEMENTS DEPICTED ON PLAT C35-7. ORIGINALLY GRANTED AS A TEMPORARY EASEMENT BY DOCUMENT FILED 11-07-1982, BOOK MISC. 972, PAGES 115-121, DOC. #82 60176; RELEASED BY QUITCLAIM DEED FILED 06-10-1987, BOOK D305A, PAGES 961-963, DOC. #8760748; PORTION OF PERMANENT EASEMENT GRANTED BY PLAT C20-102 WAS MODIFIED BY QUITCLAIM DEED FILED 06-10-1987, BOOK D305A, PAGES 964-966, DOC. #87 60749.
- (10) APPROXIMATE LOCATION OF UTILITY EASEMENT GRANTED BY DOCUMENT FILED 02-10-1992, BOOK 92-3, PAGE 4164, DOC. #9211652
- 11) APPROXIMATE LOCATION OF UTILITY EASEMENT GRANTED BY DOCUMENT FILED 02-10-1992, BOOK 92-3, PAGE 4166, DOC. #9211654
- 12) APPROXIMATE LOCATION OF UTILITY EASEMENT GRANTED BY DOCUMENT FILED 02-10-1992, BOOK 92-3, PAGE 4165, DOC. #9211653

NEW EASEMENT

13) PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT SERVING TRACT A-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A-2.

EXISTING EASEMENTS - OFFSITE

- 6 15' UNDERGROUND UTILITY EASEMENT DEPICTED ON PLAT 99C-329
- 7 UTILITY EASEMENT DEPICTED ON PLAT C19-32
- (8) 100' PUBLIC SERVICE COMPANY EASEMENT DEPICTED ON PLAT C19-32
- (9) 30' PRIVATE INGRESS/EGRESS EASEMENT DEPICTED ON PLAT C19-32

MONUMENTS

- (A) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- B FOUND #5 REBAR W/ALUMINUM CAP STAMPED "LS #12448", TAGGED W/WASHER STAMPED "NAMPS 11184"
- © FOUND #5 REBAR W/ALUMINUM CAP STAMPED "LS #7270", TAGGED W/WASHER STAMPED "NMPS 11184"
- (D) FOUND #5 REBAR W/ALUMINUM CAP STAMPED "10025"
- (E) FOUND #4 REBAR W/CAP STAMPED "9750"



JOB #2004.107.3 plat

VICINITY MAP

DEDICATION AND FREE CONSENT

Mack Ethridge, Husband

(contract purchaser)

(contract purchaser)

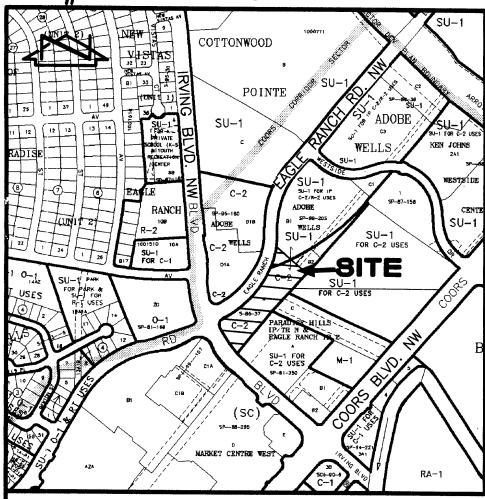
ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

simple to the land subdivided, hereon.

SCALE: 1'' = 750'



B-13/C-13

OFFICIAL SEAL

CHARLES G. CALA, JR.

NOTARY PUBLIC - STATE OF NEW MEXING Notary Bond Flied with Secretary of State

My Commission Expires 5-8-2005

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby grant the easement as

This instrument was acknowledged before me on this day of 2005, by Mack Ethridge and Cheryl Ethridge,

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PLAT OF

TRACTS A-1 AND A-2, ADOBE WELLS SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2005

DESCRIPTION

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Mack and Cheryl Ethridge OWNERS
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PROJECTED SECS. 7 & 18,
T 11 N, R 3 E, N.M.P.M.
LOCATION
ADOBE WELLS SUBDIMISION
CHIDDINICION

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PARKS AND RECREATION DEPARTMENT, CITY O	DE ALBUQUERQUE NEW MEXICO	DATE
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P.N.M. ELECTRIC SERVICES	MEXICO	DATE
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SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.









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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2005

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