



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1, 2, 3, 4, 5, AND 6
ZUNI TOWNHOMES

A REPLAT OF LOTS 6, 7, 12 AND 13
BLOCK 15, MESA GRANDE ADDITION
WITHIN SW 1/4, SECTION 23, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

**PRELIMINARY PLAT
APPROVED BY DRB**

ON 5/18/05

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance
SUBDIVISION CASE NO. 05DRB-00698

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003975

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 4-25-05

Parks and Recreation, City of Albuquerque _____ Date _____

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

City Engineer, City of Albuquerque _____ Date _____

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 4-25-05
Thomas D. Johnston, N.M.P.S. No. 14269 Date

SUBDIVISION DATA

- DRB Proj. No. 1003975
 - Zone Atlas Index No. K-17
 - Current Zoning O-R
 - Gross acreage 0.6142
 - Existing number of deeded parcels 4
Replatted number of lots 6
- LOG NO. 2004434012

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ().
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Existing Five foot (5') Public Utility Easement granted by document recorded in Book D6, page 169.
- Existing Ten foot (10') Public Utility Easement granted by Warranty deed recorded 7/31/1957 in Book D393, page 621.
- Ten foot (10') Public Utility Easement granted by the filing of this plat.
- Five foot (5') Private Drainage Easement for the benefit of Lots 1, 2, 3, 4, and 5 granted by the filing of this plat. Maintenance of this drainage easement is the responsibility of the owners of lots 1, 2, 3, 4, and 5.
- PLAT REFERENCE:
a: Plat of MESA GRANDE ADDITION, filed 7/18/1931 in Plat Book C32, Folio 27.
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PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two additional lots, adjusting lot lines, and granting of easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 017 057 254 120 33210, 1 017 057 259 110 33202

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

DESCRIPTION

Lots numbered Six (6), Seven (7), Twelve (12) and Thirteen (13) in Block numbered Fifteen (15) of MESA GRANDE ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1931, in Plat Book C2, folio 27, and being more particularly described as follows:

BEGINNING at the Southeast corner of the property herein described, being the intersection of the Northerly line of a Twenty foot (20') public alley and the Westerly Right of Way line of Washington Street, SE, from whence the ACS Monument "8-K17" (x=396,807.40, y=1,482,723.14, NMSP Central Zone, NAD 1927) bears S 01° 25' 38" W, 216.37 feet distant;

THENCE along said Northerly line, N 57° 07' 13" W, 220.85 feet to the Southwest corner, being the intersection of said Northerly line and the Easterly Right of Way line of Valverde Drive, SE;

THENCE along said Easterly Right of Way line, N 06° 37' 20" E, 119.79 feet to the Northeast corner;

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THENCE along said Westerly Right of Way line, S 00° 16' 25" W, 164.87 feet to the Point of Beginning and containing 0.6142 acres, more or less.

FREE CONSENT

The platting of the property as described above, dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants, and granting of public and private easements, 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.

Steve Coe, Managing Member, JCP Investments LLC, a New Mexico Limited Liability Company, on behalf of said Company.

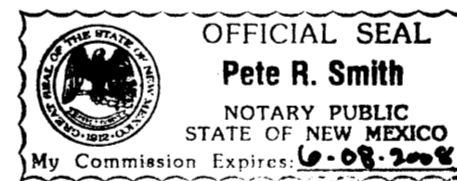
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 25 day of APRIL, 2005, the foregoing instrument was acknowledged before me by STEVE COE, Managing Member, JCP Investments LLC, a New Mexico Limited Liability Company, on behalf of said Company.

My Commission expires 10-8-2008

Pete R. Smith
Notary Public



Steve Coe, President, Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation.

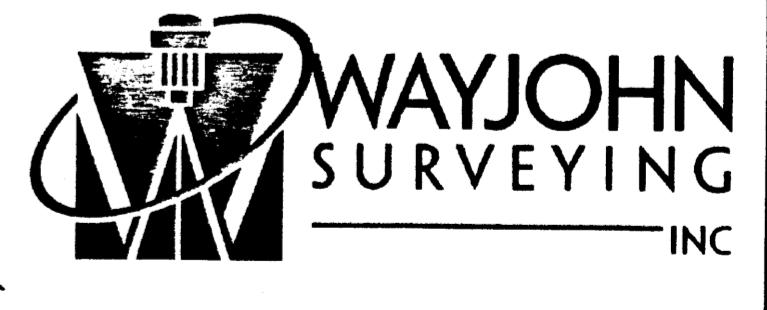
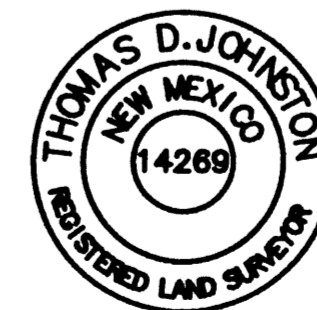
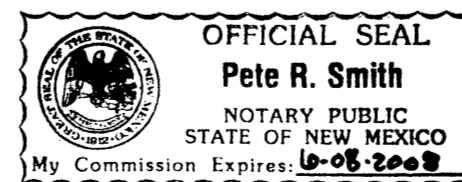
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330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

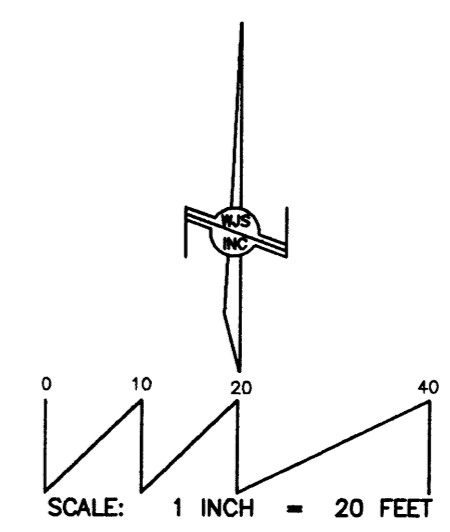
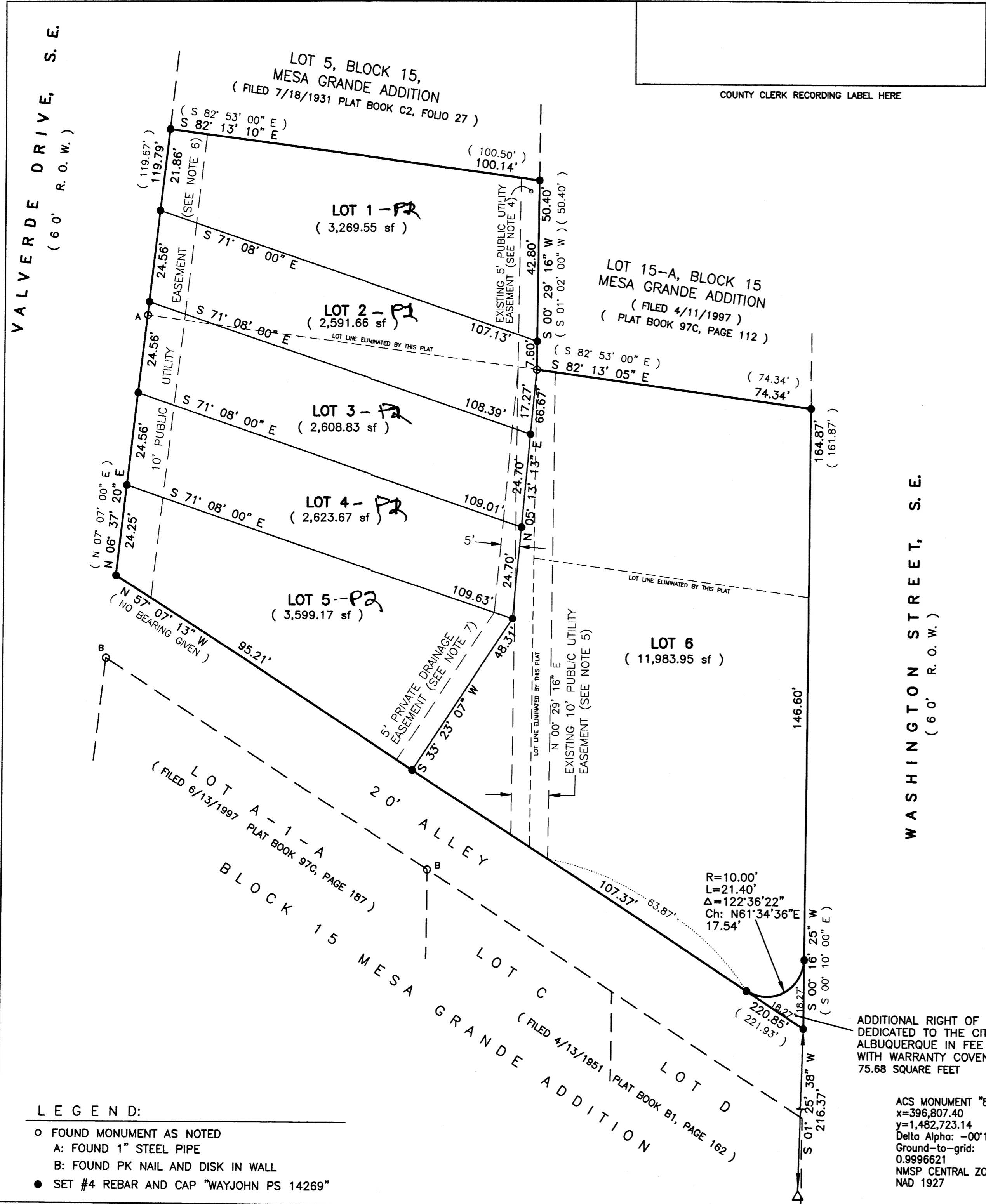
INDEXING INFORMATION FOR COUNTY CLERK OWNER: COE PROPERTIES LOCATION: SEC. 23 T.10 N., R.3 E., N.M.P.M. MESA GRANDE ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP100104.DWG	SCALE: 1" = 20' 22 OCT 2004	FILE NO. SP-10-01-2004 SHEET 1 OF 2
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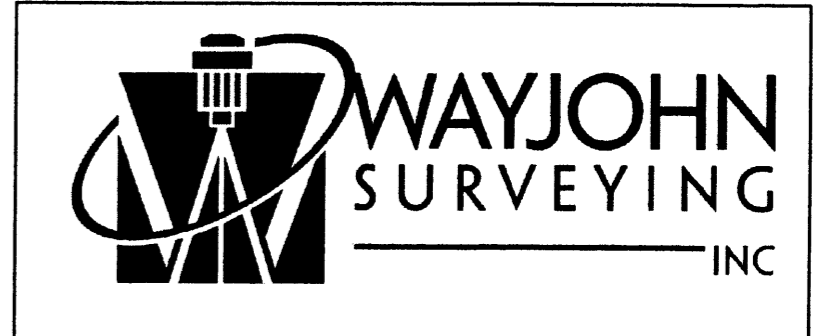
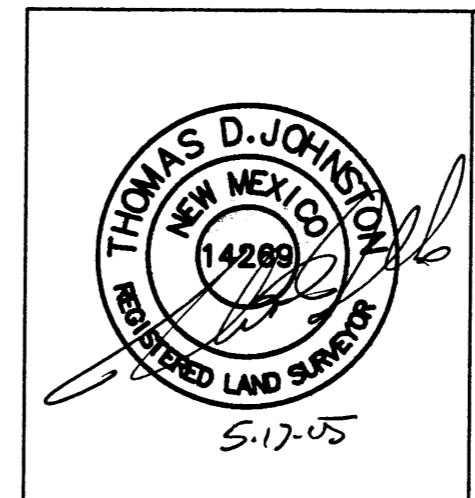
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

~~PRELIMINARY PLAT~~
 APPROVED BY DRB
 ON



- LEGEND:
- FOUND MONUMENT AS NOTED
 - A: FOUND 1" STEEL PIPE
 - B: FOUND PK NAIL AND DISK IN WALL
 - SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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VICINITY MAP (K-17) NO SCALE



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APRIL 2005



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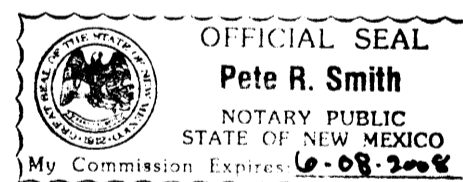
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My Commission expires 6-8-2008

Pete R. Smith, Notary Public



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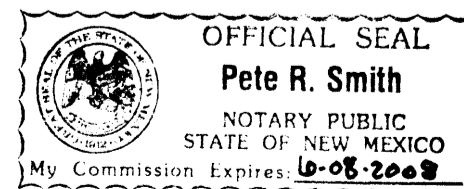
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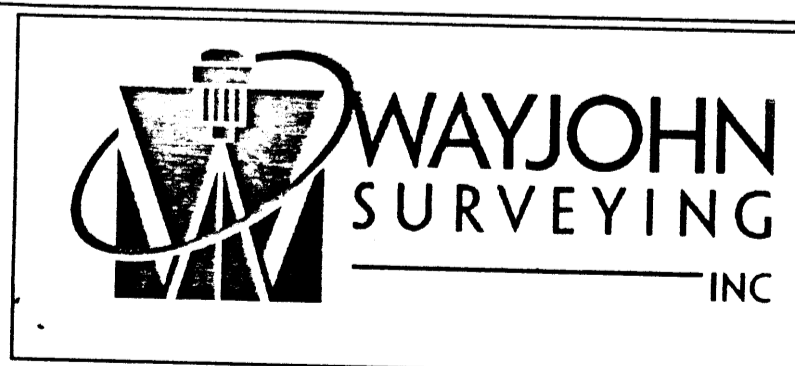
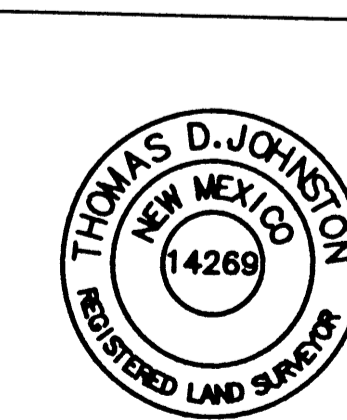
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- DRB Chairperson, Planning Department, City of Albuquerque: 7/13/05
Traffic Engineer, City of Albuquerque: 7-13-05
Water Utilities Department, City of Albuquerque: 7-13-05
City Surveyor, City of Albuquerque: 4-25-05
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Thomas D. Johnston, N.M.P.S. No. 14269, Date 4.25.05



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

Table with 3 columns: DRAWN: E W K, CHECKED: T D J, DRAWING NO. SP100104.DWG, SCALE: 1" = 20', FILE NO. SP-10-01-2004, SHEET 1 OF 2

SUBDIVISION DATA

- 1. DRB Proj. No. 1003975
2. Zone Atlas Index No. K-17
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LOG NO. 2004434012

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 917 057 254 120 33210, 1 017 057 259 110 33202

PROPERTIES LLC COE PROPERTY OWNER OF RECORD: COE PROPERTIES INC

7/13/05

BERNALILLO COUNTY TREASURER'S OFFICE

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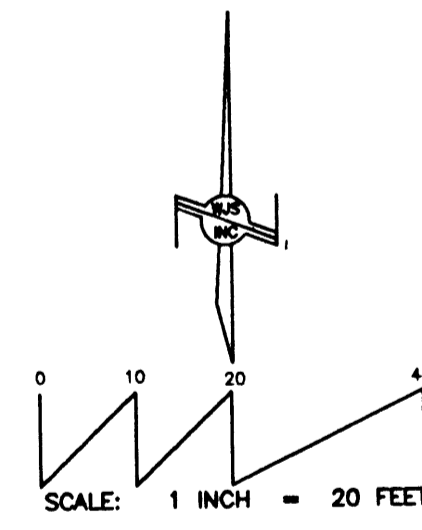
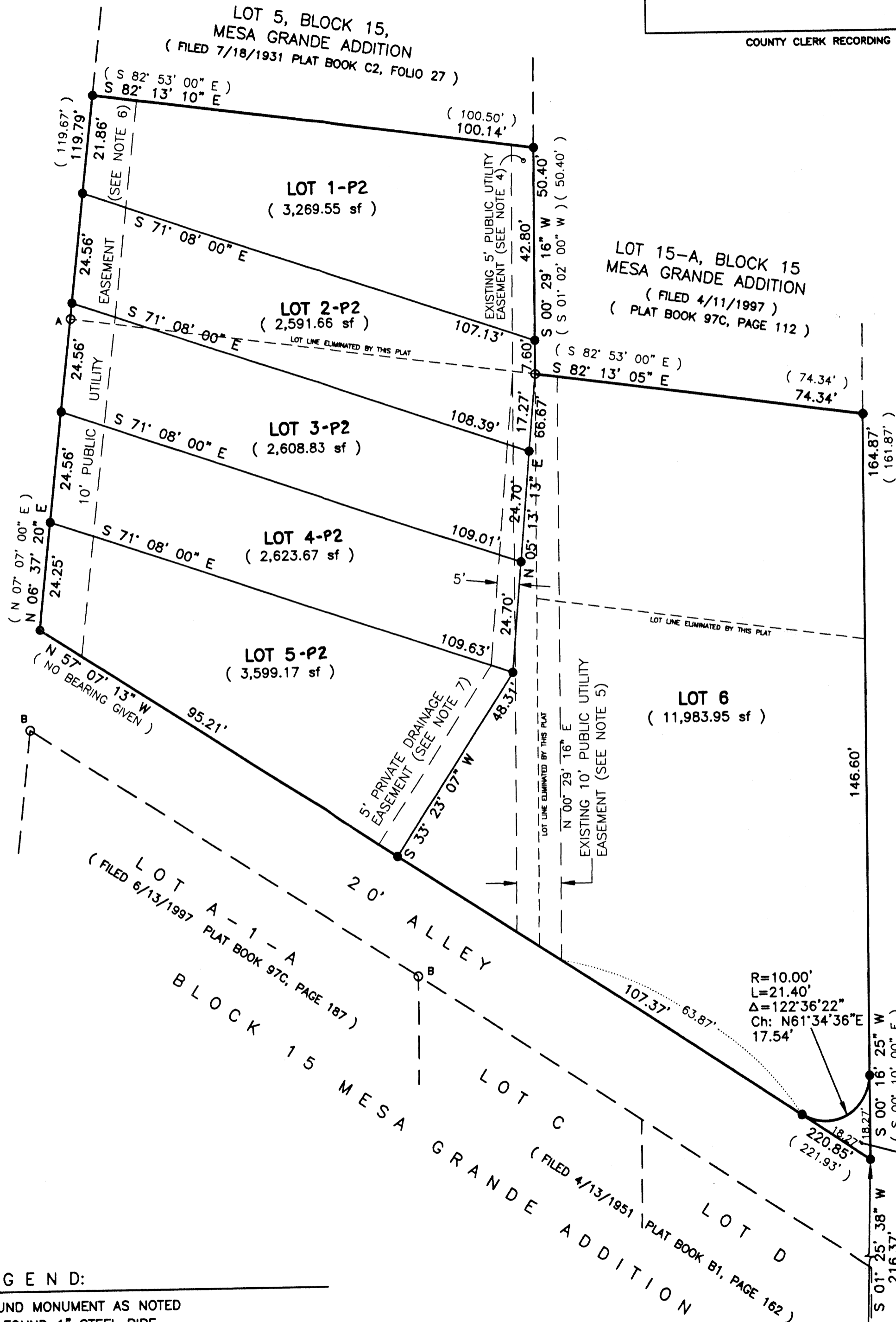
APRIL 2005



COUNTY CLERK RECORDING LABEL HERE

VALVERDE DRIVE, S.E.
 (60' R.O.W.)

WASHINGTON STREET, S.E.
 (60' R.O.W.)

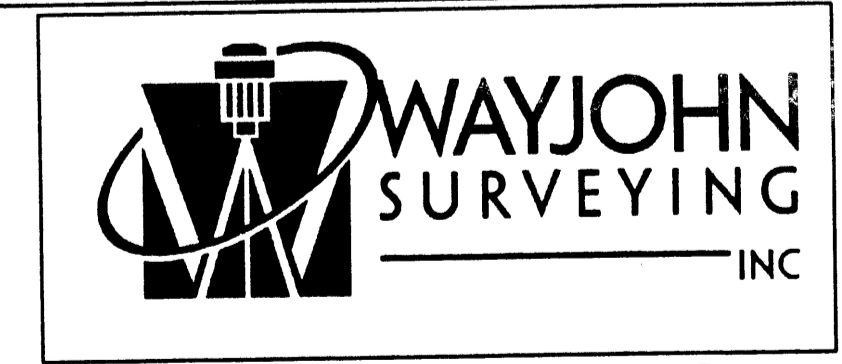
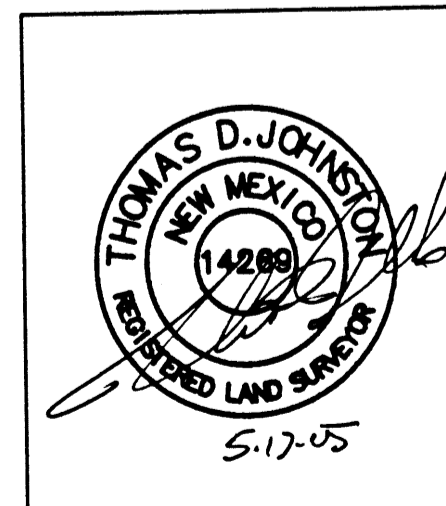


LEGEND:

- FOUND MONUMENT AS NOTED
- A: FOUND 1" STEEL PIPE
- B: FOUND PK NAIL AND DISK IN WALL
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

ADDITIONAL RIGHT OF WAY
 DEDICATED TO THE CITY OF
 ALBUQUERQUE IN FEE SIMPLE
 WITH WARRANTY COVENANTS
 75.68 SQUARE FEET

ACS MONUMENT "8-K-17"
 x=396,807.40
 y=1,482,723.14
 Delta Alpha: -00°11'53"
 Ground-to-grid:
 0.9996621
 NMSF CENTRAL ZONE
 NAD 1927



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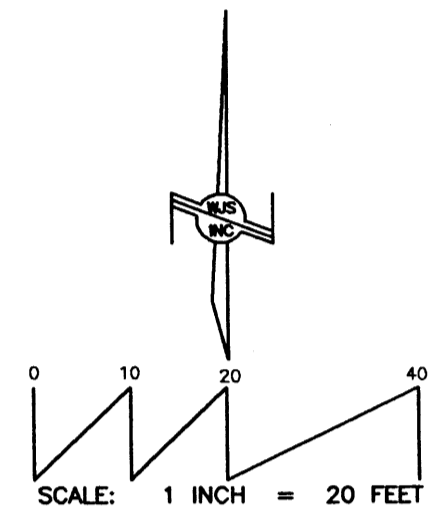
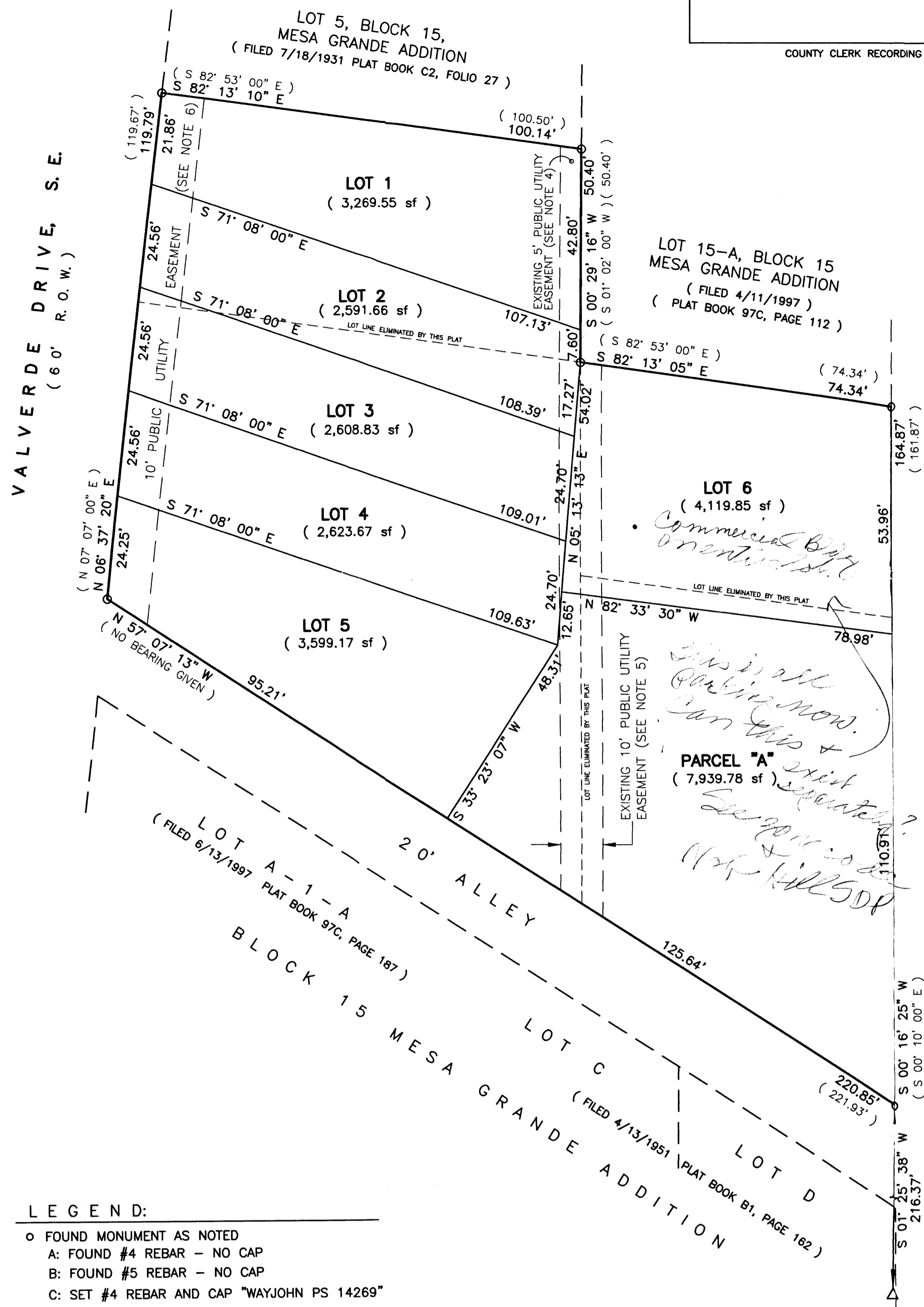
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	CHECKED: T D J	DRAWING NO. SP100104.DWG	22 OCT 2004 SHEET 2 OF 2

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

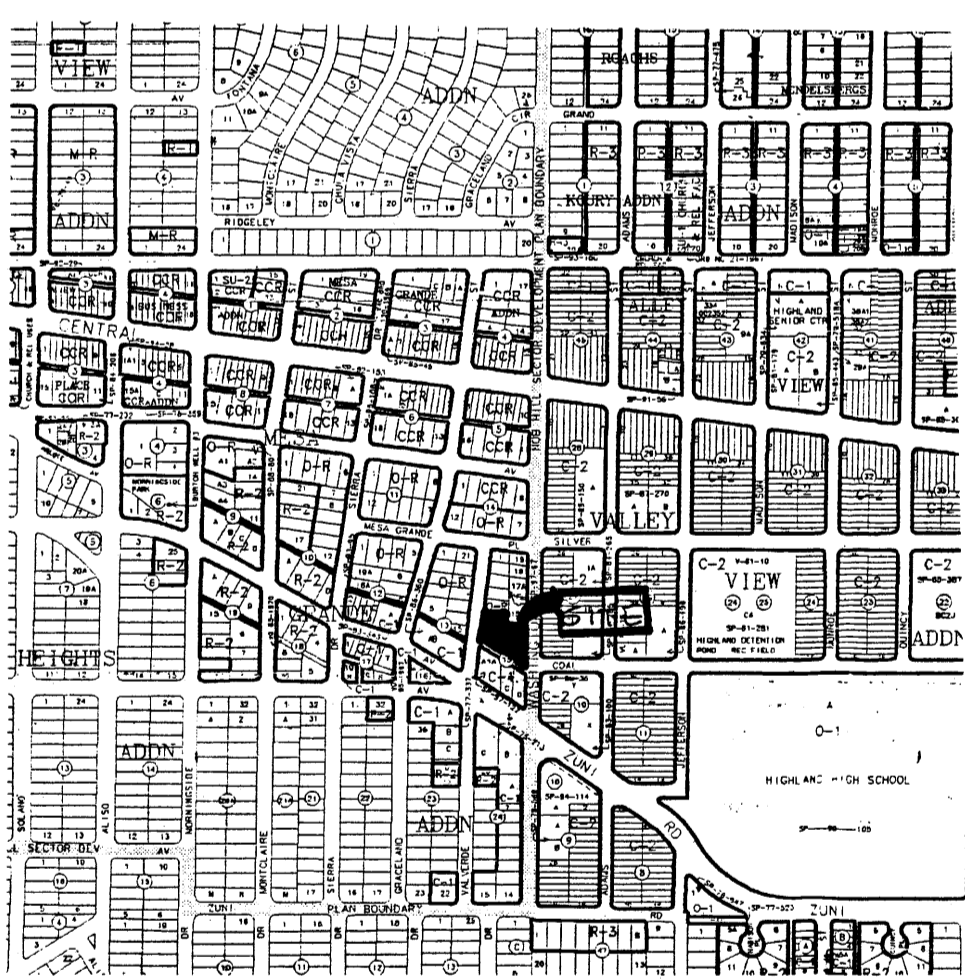
OCTOBER 2004

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VICINITY MAP (K-17) NO SCALE



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OCTOBER 2004

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My Commission expires _____
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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
LUP# 1 017 057 254 120 33210, 1 017 057 259 110 33202

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE