

**SKETCH OF
LOTS A AND B
LANDS OF CHARLES B. AND THERESA M. LUCERO
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2005**

UNPLATTED LAND WITHIN PROJECTED
SECTION 16, T10N, R3E
N.M.P.M., TOWN OF ALBUQUERQUE GRANT
Q.C.D. #9305225
FILED: 5/20/1993
(BK. 931, PG. 0231)

ACS CONTROL STATION
"1-J15(R)"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
N=1,492,301.43
E=388,049.57
ELEV.=5,119.00 (SLD 1929,
TRIG.)
G-G=0.9996695
Δα=-00'12'55"

LOT A
(5,990 SQ. FT., 0.1375 ACRE)

LOT B
(3,686 SQ. FT., 0.0846 ACRE)
1-STORY HOUSE
1210 WALTER STREET N.E.

UNPLATTED LAND WITHIN PROJECTED
SECTION 16, T10N, R3E
TOWN OF ALBUQUERQUE GRANT
W.D. #96088974
FILED: 8/9/1996
(BK. 9622, PG. 232-233)

UNPLATTED LAND WITHIN PROJECTED
SECTION 16,
T10N, R3E
TOWN OF ALBUQUERQUE GRANT
W.D. #9305225
FILED: 10/20/1986
(BK. D284A,
PG. 906-907)

UNPLATTED LAND WITHIN PROJECTED
SECTION 16
T10N, R3E
TOWN OF ALBUQUERQUE GRANT
W.D. #66101679
FILED: 10/20/1986
(BK. D284A,
PG. 908-909)

ACS CONTROL STATION "9-J15"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
N=1,488,959.09
E=386,623.95
ELEV.=5,090.385 (SLD 1929)
G-G=0.99967130
Δα=-00'13'04"

LEGEND

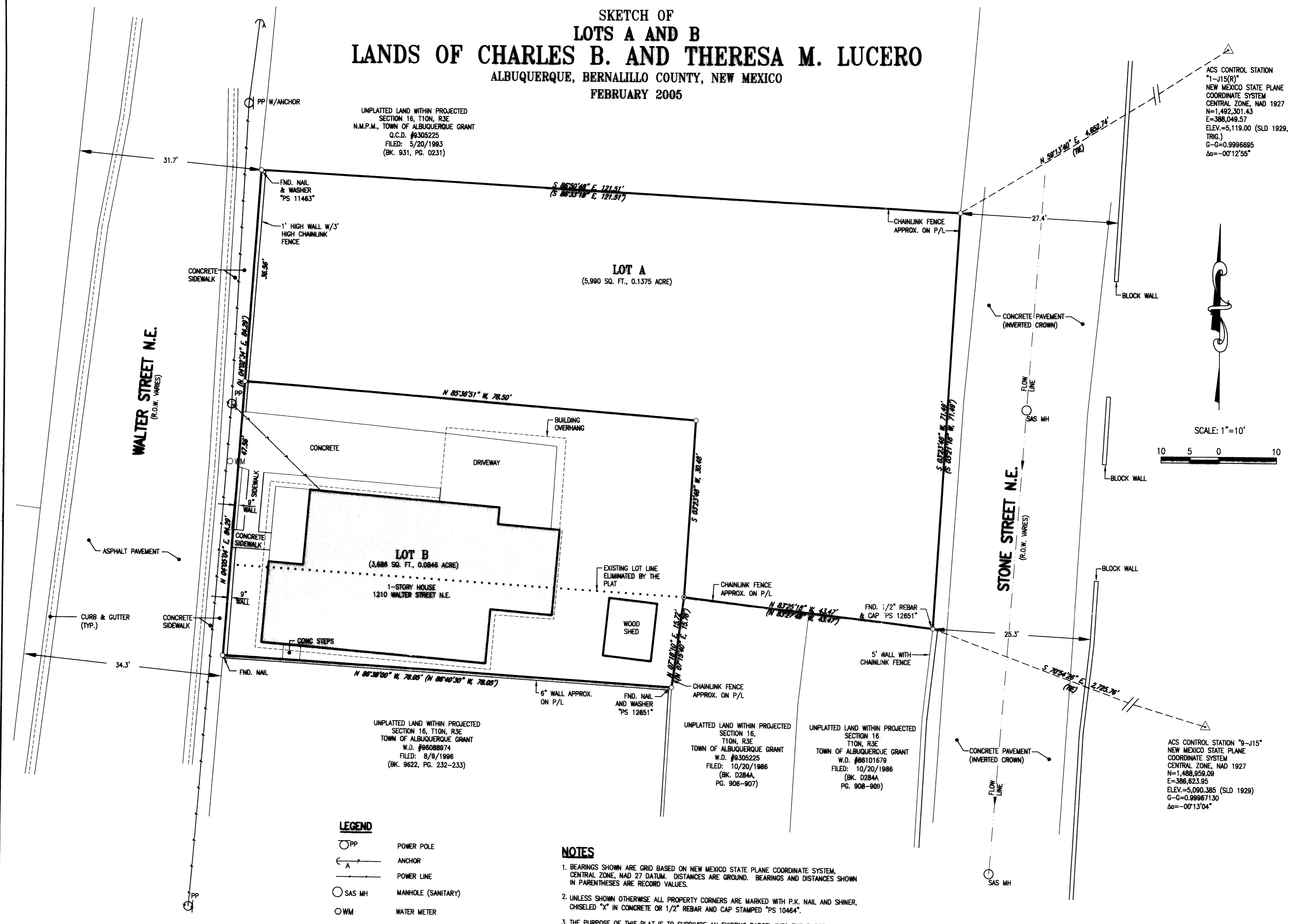
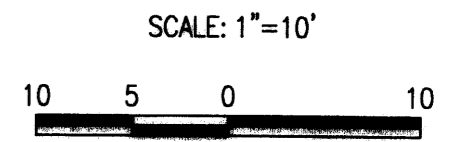
- PP POWER POLE
- A — ANCHOR
- P — POWER LINE
- SAS MH MANHOLE (SANITARY)
- WM WATER METER

NOTES

- BEARINGS SHOWN ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD VALUES.
- UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL AND SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP STAMPED "PS 10464".
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING PARCEL INTO TWO PARCELS.

WALTER STREET N.E.
(R.O.W. VARIES)

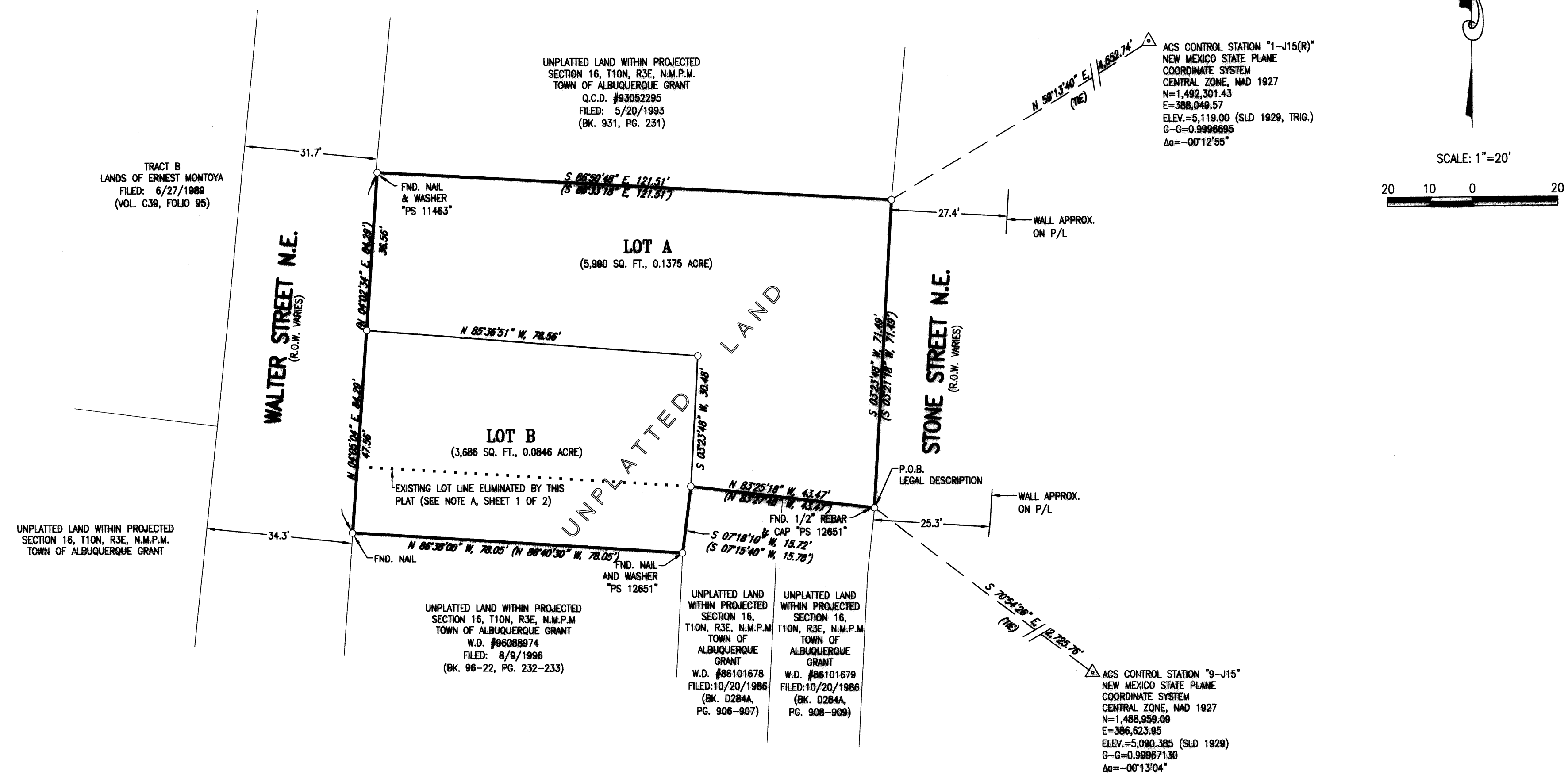
STONE STREET N.E.
(R.O.W. VARIES)

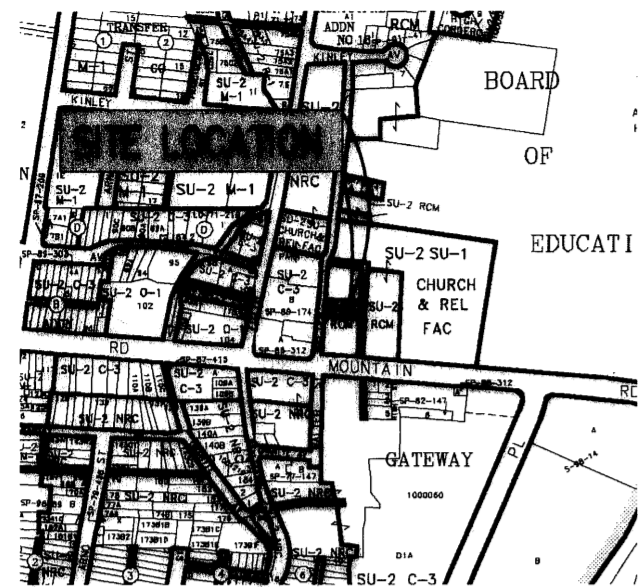


PLAT OF
LOTS A AND B
LANDS OF CHARLES B. AND THERESA M. LUCERO
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2005



SCALE: 1"=20'
 20 10 0 20





LOCATION MAP
ZONE ATLAS PAGE J-15-Z

SUBDIVISION DATA

1. PROJECT NO.:
2. ZONE ATLAS INDEX NO.: J-15-Z
3. GROSS SUBDIVISION ACREAGE: 0.2221 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS
5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
6. DATE OF SURVEY: NOVEMBER 2004
7. TALOS LOG NO.: 2004-45-3653
8. ZONING: SU-2 RCM (RESIDENTIAL COMMERCIAL MARTINEZTOWN)

NOTES

1. BEARINGS SHOWN ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD VALUES.
2. UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL AND SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP STAMPED "PS 10464".
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING PARCEL INTO TWO PARCELS.
4. THE NORTHERLY PORTION OF THE PROPERTY IS DESCRIBED IN DEED DATED JULY 18, 1901, FILED APRIL 17, 1902 IN BOOK 18, PAGE 350, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THE SOUTHERLY PORTION OF THE PROPERTY IS DESCRIBED IN DEED DATED JUNE 7, 1946, FILED NOVEMBER 1, 1946, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. THIS PLAT SHOWS ALL EASEMENTS PROVIDED TO THE SURVEYOR BY THE OWNERS, UTILITY COMPANIES AND/OR OTHER PARTIES EXPRESSING AN INTEREST.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

PLAT OF
LOTS A AND B
LANDS OF CHARLES B. AND THERESA M. LUCERO
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2005

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING DESCRIBED IN WARRANTY DEED NO. 2004043347 RECORDED ON APRIL 01, 2004 IN BOOK A75, PAGE 3217 AND SHOWN ON THE PLAT OF SURVEY BY ANTHONY L. HARRIS, NMPS NO. 11463, DATED 3/31/2004, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E., WHENCE THE ACS CONTROL STATION "9-J15" BEARS S 70°54'26" E, 2,725.76 FEET DISTANCE; THENCE,

N 83°25'18" W, 43.47 FEET DISTANCE TO A POINT; THENCE,
S 07°18'10" W, 15.72 FEET DISTANCE TO A POINT; THENCE,
N 86°38'00" W, 78.05 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALTER STREET N.E.; THENCE,

N 04°05'04" E, 84.29 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

S 86°50'48" E, 121.51 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E.; THENCE,

S 03°23'48" W, 71.49 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 9,676 SQUARE FEET (0.2221 ACRE), MORE OR LESS.

OWNER'S CERTIFICATION

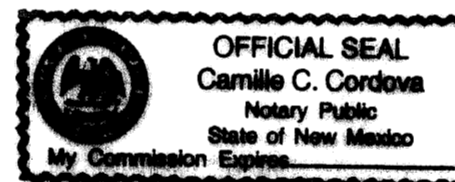
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Charles B. Lucero
CHARLES B. LUCERO 219 SMITH S.E., ALBUQUERQUE, NM 87102

2/8/05
DATE

ACKNOWLEDGEMENT

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8 DAY OF Feb. 2005, BY Charles B. Lucero

MY COMMISSION EXPIRES: 10/14/08 Camille C. Cordova
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8 DAY OF Feb. 2005, BY Theresa M. Lucero

MY COMMISSION EXPIRES: 10/14/08 Camille C. Cordova
NOTARY PUBLIC

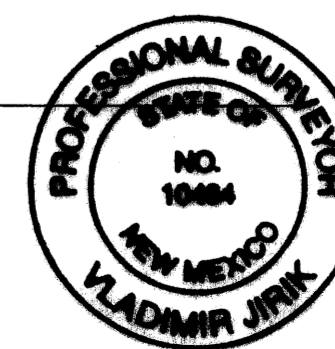
APPROVED AND ACCEPTED BY:

PROJECT NO. _____	DATE _____
C.O.A. PLANNING DEPARTMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
<i>Charles B. Lucero</i> CITY SURVEYOR	<u>2/10/05</u> DATE
CITY ENGINEER _____	DATE _____
UTILITIES DEVELOPMENT DIVISION CITY OF ALBUQUERQUE PUBLIC WORKS _____	DATE _____
PARKS & RECREATION _____	DATE _____
PROPERTY MANAGEMENT _____	DATE _____
TRAFFIC ENGINEER _____	DATE _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik
VLADIMIR JIRIK, NMPS 10484



FEB 08 2005
DATE