

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS I-40-12 AND 9-H15, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF DUKE CITY INDUSTRIAL AREA, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 18, 1985 IN VOLUME C27, FOLIO 5.
6. GROSS AREA: 0.4584 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED C-3.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

PLAT OF
TRACT B-1-A & B-2-2-A, BLOCK D
DUKE CITY INDUSTRIAL AREA
SITUATE WITHIN SECTION 10,
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2005
SHEET 1 OF 2

LEGAL DESCRIPTION

Tract lettered B-1 plat of Tracts B-1 and B-2, Block D, DUKE CITY INDUSTRIAL AREA, City of Albuquerque, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 1985 in Vol. C27, folio 5. Together with Tract lettered B-2-2 replat of Tract B-2, Block D, DUKE CITY INDUSTRIAL AREA, City of Albuquerque, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1987 in Vol. C33, folio 96.

FREE CONSENT

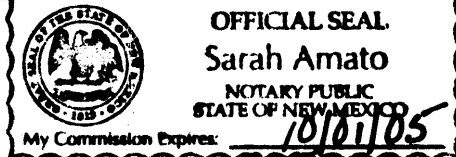
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE/SIMPLE TO THE LAND SUBDIVIDED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO TWO (2) NEW TRACTS OF LAND.

OWNER(S) SIGNATURE: Don Best DATE: 2/21/05
OWNER(S) PRINT NAME: Don Best
ADDRESS: 7116 Eagle Mesa Rd. N.E. 87113 TRACT: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF FEBRUARY, 2005.

BY: Don Best
MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
NOTARY PUBLIC

OWNER(S) SIGNATURE: John E. Bonecutter DATE: 3-1-05
OWNER(S) PRINT NAME: John E. Bonecutter
ADDRESS: 3100 Phoenician Dr. N.E. Albuquerque 87107 TRACT: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF MARCH, 2005.

BY: John E. Bonecutter
MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
NOTARY PUBLIC

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

John B. Gritsko DATE: 3-2-05
CITY SURVEYOR

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets 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.

Gary E. Gritsko DATE: Feb. 21, 2005
Gary E. Gritsko
New Mexico Professional Surveyor, 8686



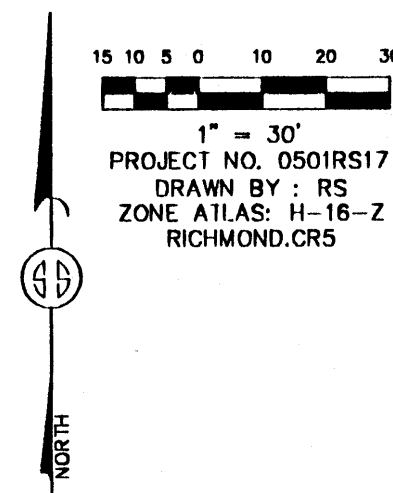
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 10

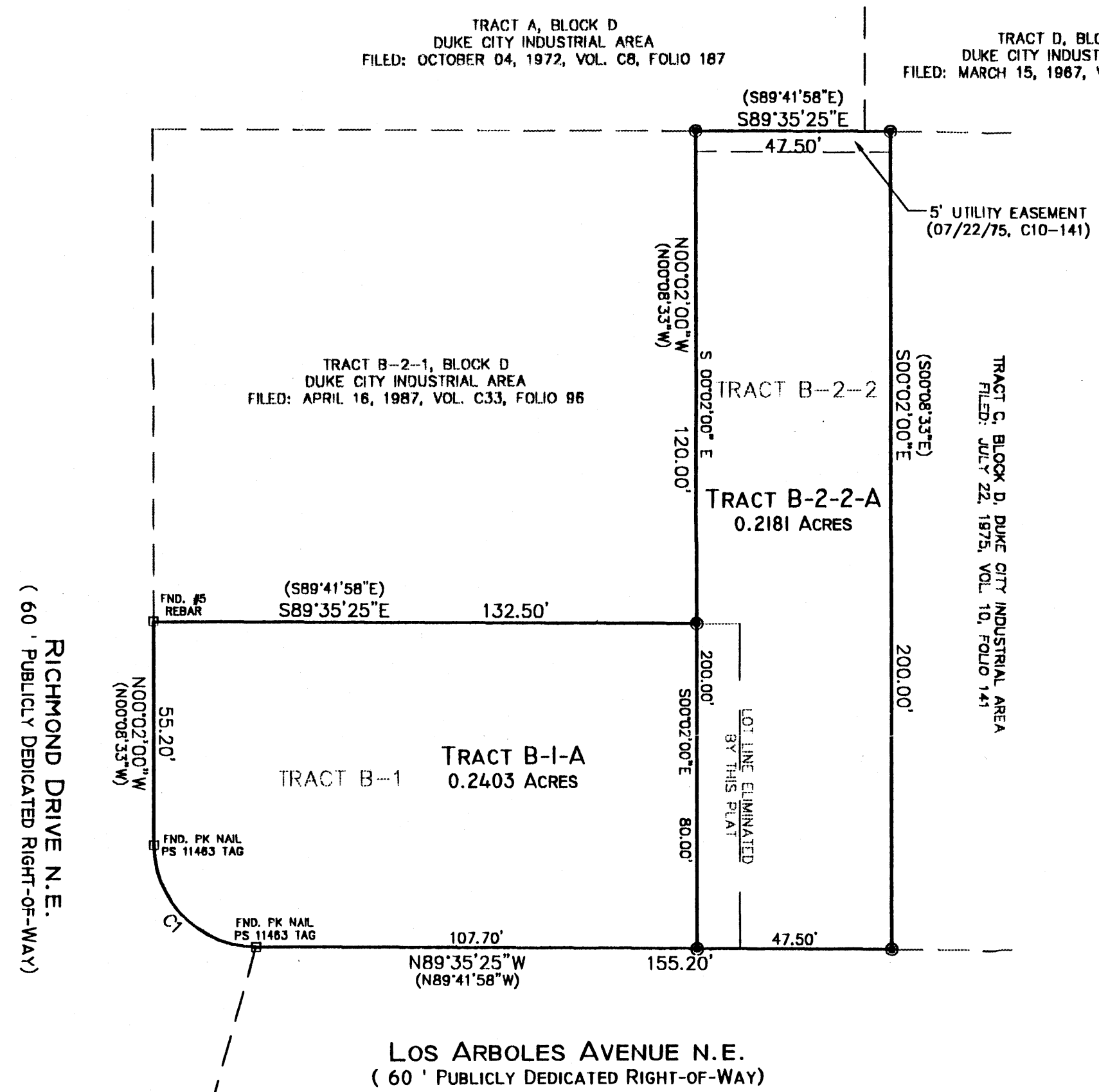
PLAT OF
 TRACT B-1-A & B-2-2-A, BLOCK D
 DUKE CITY INDUSTRIAL AREA
 SITUATE WITHIN SECTION 10,
 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005
 SHEET 2 OF 2



TRACT A, BLOCK D
 DUKE CITY INDUSTRIAL AREA
 FILED: OCTOBER 04, 1972, VOL. C8, FOLIO 187

TRACT D, BLOCK D
 DUKE CITY INDUSTRIAL AREA
 FILED: MARCH 15, 1987, VOL. B4, FOLIO 80

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 3/16/05



STATION: ACS 9-H15
 X = 387015.74
 Y = 1497331.15
 GROUND TO GRID = 0.9996738
 DELTA ALPHA = -00°13'02"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: NMSHC/ACS I-40-12
 X = 391771.93
 Y = 1495174.25
 GROUND TO GRID = 0.99966884
 DELTA ALPHA = -00°12'29"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.08	25.00	89°33'25"	35.22	N44°48'42"W

MONUMENT LEGEND

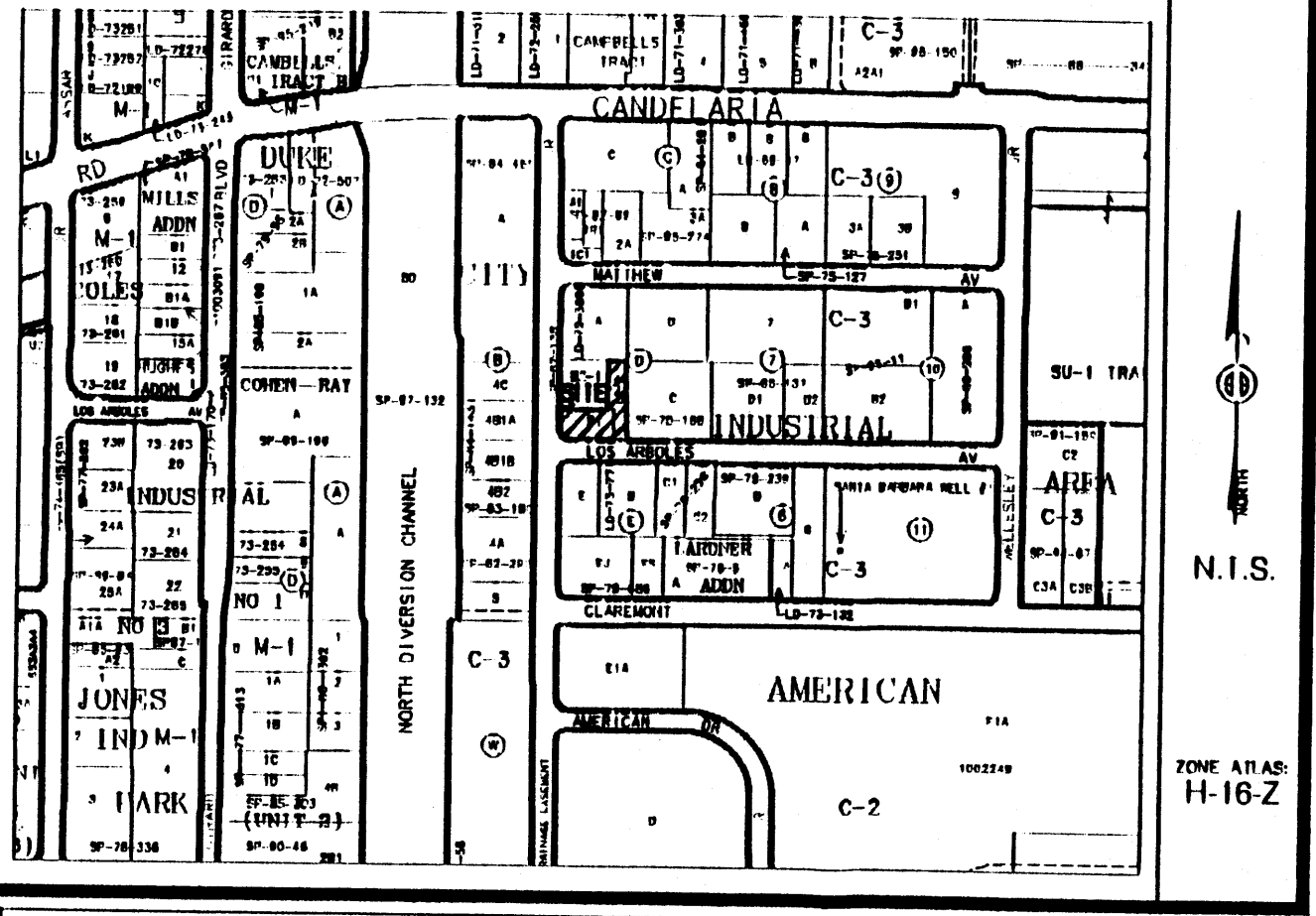
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 10



Vicinity Map

SUBDIVISION DATA / NOTES

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- 6. GROSS AREA: 0.4584 ACRES
- 7. NUMBER OF EXISTING TRACTS: 2
- 8. NUMBER OF TRACTS CREATED: 2
- 9. PROPERTY IS ZONED C-3.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1016 059 332 44 8 10501 9 1 016 059 399 451 10520
 PROPERTY OWNER OF RECORD:
 Bonacutter Surveying Co. Inc. & Best Donald L. Jr. & Julie R.
 BERNALILLO COUNTY TREASURERS OFFICE:
 Conchita Suarez 7-1-05

LEGAL DESCRIPTION
 Tract lettered B-1 plat of Tracts B-1 and B-2, Block D, DUKE CITY INDUSTRIAL AREA, City of Albuquerque, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 1985 in Vol. C27, folio 5, together with Tract lettered B-2-2 replat of Tract B-2, Block D, DUKE CITY INDUSTRIAL AREA, City of Albuquerque, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1987 in Vol. C33, folio 96.

FREE CONSENT
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OWNER(S) SIGNATURE: Don Best DATE: 2/21/05
 OWNER(S) PRINT NAME: Don Best
 ADDRESS: 7116 Eagle Mesa Rd. NE 87113 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF FEBRUARY, 2005.
 BY: Don Best
 MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC

OWNER(S) SIGNATURE: John E. Bonacutter DATE: 3-1-05
 OWNER(S) PRINT NAME: John E. Bonacutter
 ADDRESS: 3100 Richardson Dr. NE Albuquerque NM 87107 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
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JANUARY, 2005
SHEET 1 OF 2

DISCLOSURE STATEMENT
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CITY APPROVALS:	PROJECT NO.:	1003990	APPLICATION NO.:	05 DMB-00361
<u>[Signature]</u>				
CITY SURVEYOR				<u>3-2-05</u>
				DATE
<u>[Signature]</u>				<u>3-16-05</u>
TRAFFIC ENGINEERING				DATE
<u>Christina Sandoval</u>				<u>3/16/05</u>
PARKS & RECREATION DEPARTMENT				DATE
<u>Roger A. Sheen</u>				<u>3-16-05</u>
UTILITIES DEVELOPMENT				DATE
<u>Bradley L. Bingham</u>				<u>3/16/05</u>
A.M.A.F.C.A.				DATE
<u>Bradley L. Bingham</u>				<u>3/16/05</u>
CITY ENGINEER				DATE
<u>Sherran Matson</u>				<u>3/16/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT				DATE

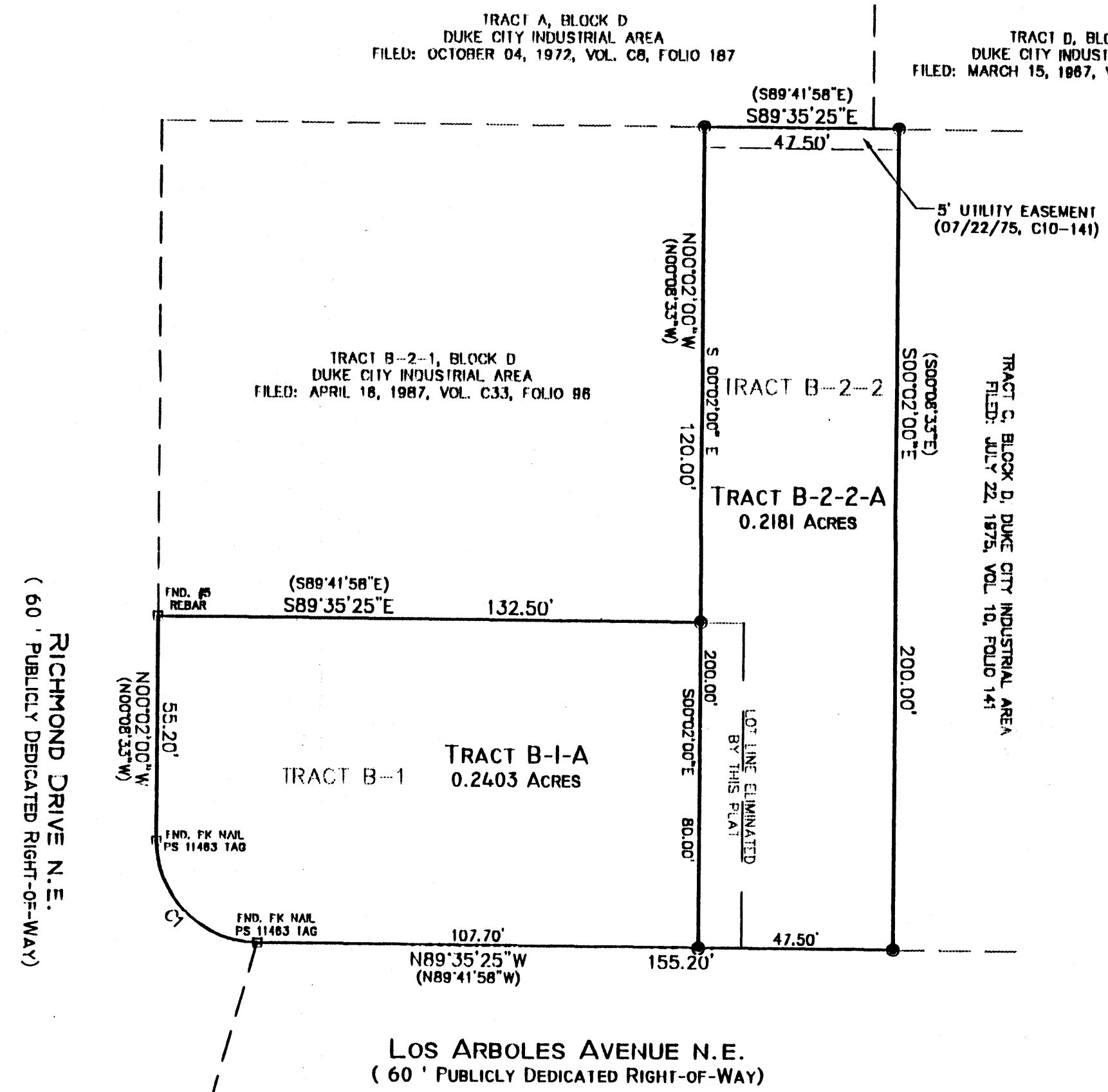
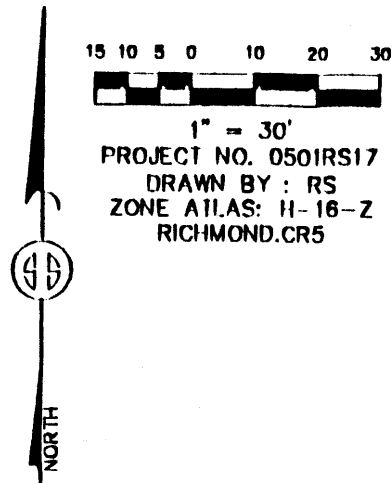
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Gary E. Gritsko Feb. 21, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
T10N R3E SEC. 10

PROJECT NO. 0501RS17
 DRAWN BY: RS
 ZONE ATLAS: H-16-Z
 RICHMOND, CR5

PLAT OF
 TRACT B-1-A & B-2-2-A, BLOCK D
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 SITUATE WITHIN SECTION 10,
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