

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 8-H17 AND 9-H17, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE REVISED PLAT OF TIMOTEO CHAVEZ ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1949 IN VOLUME C, FOLIO 159.
6. GROSS AREA: 0.5596 ACRES
7. NUMBER OF EXISTING TRACTS AND LOTS: 4
8. NUMBER OF LOTS CREATED: 2
9. THE TWENTY-FOUR (24) FOOT INGRESS AND EGRESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 6-A AND 19-A AND IS TO BE MAINTAINED BY SAID OWNERS.
10. SUBJECT PROPERTY IS ZONED C-3.

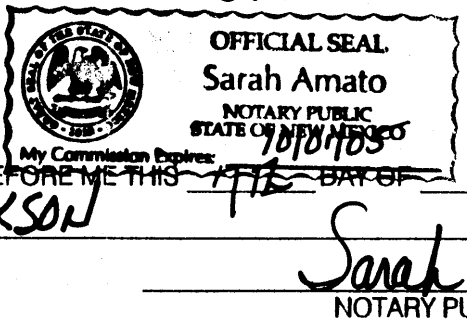
LEGAL DESCRIPTION

A certain tract of land being and comprised of the South Twenty-five feet (25') of Lots numbered Five (5) and Twenty (20) together with all of Lots numbered Six (6) and Nineteen (19) in Block numbered Five (5) of the Revised Plat of Timoteo Chavez Addition to the City of Albuquerque, New Mexico 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 June 29, 1949 in Volume C, folio 159 together with 25' of vacated Adams Street N.E. and 16' of a vacated alley as per ordinance No. 859, dated May 26, 1953 and being more particularly described as follows:
 BEGINNING at the Northeast corner of said tract being a point on the West right-of-way of Jefferson Street N.E. whence ACS Station 8-H17 bears N 74° 04' 09" E, 878.69 feet distant; thence from said point of beginning along said right-of-way S 00° 25' 40" W, 75.00 feet to the Southeast corner; being a point of intersection with the North right-of-way of Towner Ave. N.E.; thence along said right-of-way N 89° 34' 20" W, 325.00 feet to the Southwest corner; thence leaving said right-of-way N 00° 25' 40" E, 75.00 feet to the Northwest corner; thence S 89° 34' 20" E, 325.00 feet to the point of beginning and containing 0.5596 acres, more or less.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: [Signature] DATE: 3-7-2005
 OWNER(S) PRINT NAME: Bernice Derickson
 ADDRESS: 3929 Hermosa Dr. NE - 87110 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MARCH, 2005.
 BY: Bernice Derickson
 MY COMMISSION EXPIRES: 10/01/05
[Signature]
 NOTARY PUBLIC



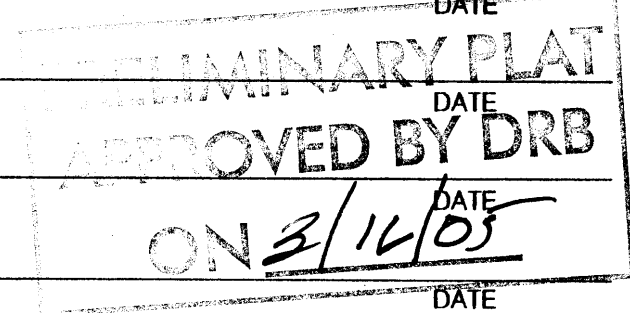
PLAT OF
 LOTS 6-A & 19-A, BLOCK 5
 TIMOTEO CHAVEZ ADDITION
 SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2005
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE FOUR (4) EXISTING LOTS AND TWO (2) VACATED RIGHTS-OF-WAY INTO TWO (2) LOTS, TO GRANT EASEMENT(S) AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____
 CITY SURVEYOR: [Signature] DATE: 3-8-05

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.

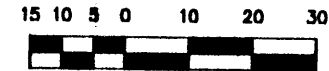


[Signature] March 8, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

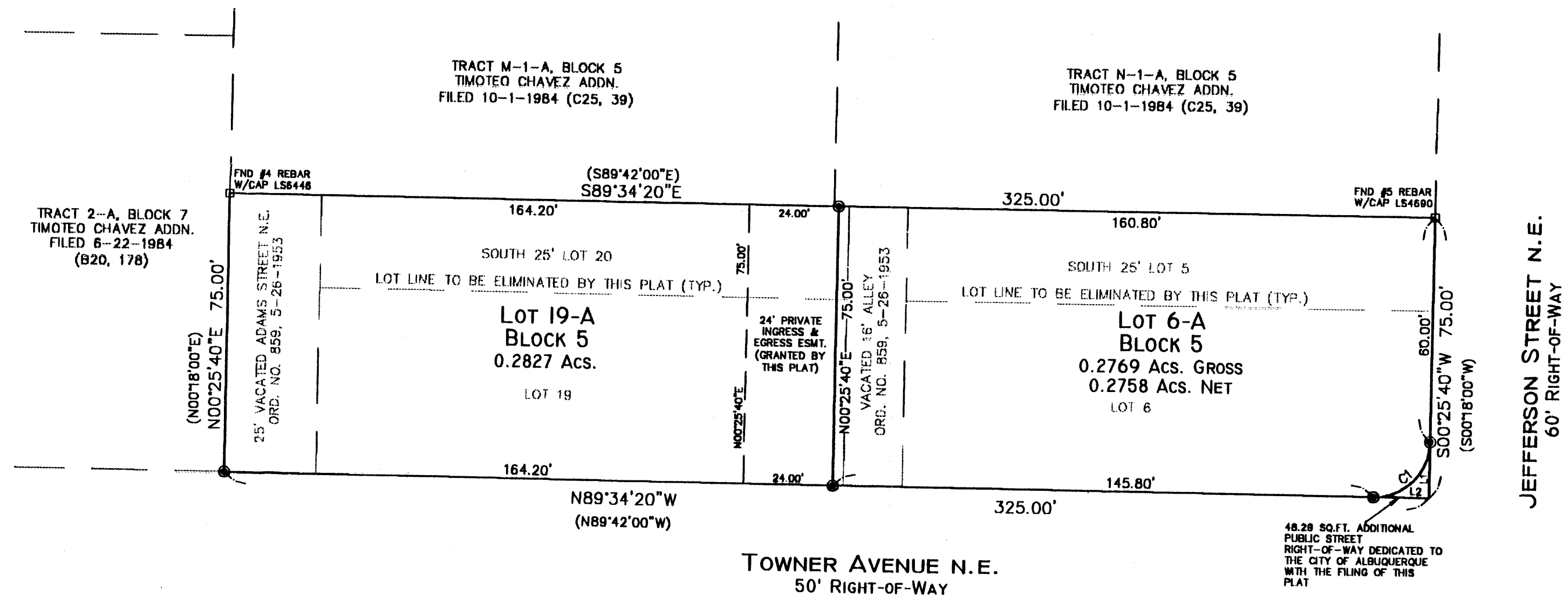
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
 T10N R3E SEC. 11

PLAT OF
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2005
 SHEET 2 OF 2



SCALE: 1" = 30'
 PROJECT NO. 0502PB23
 DRAWN BY PGB
 ZONE ATLAS: H-17-Z
 JEFFTOWN.CRS



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	90°00'00"	15.00'	N45°25'40"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°25'40"W	15.00'
L2	N89°34'20"W	15.00'

MONUMENT LEGEND

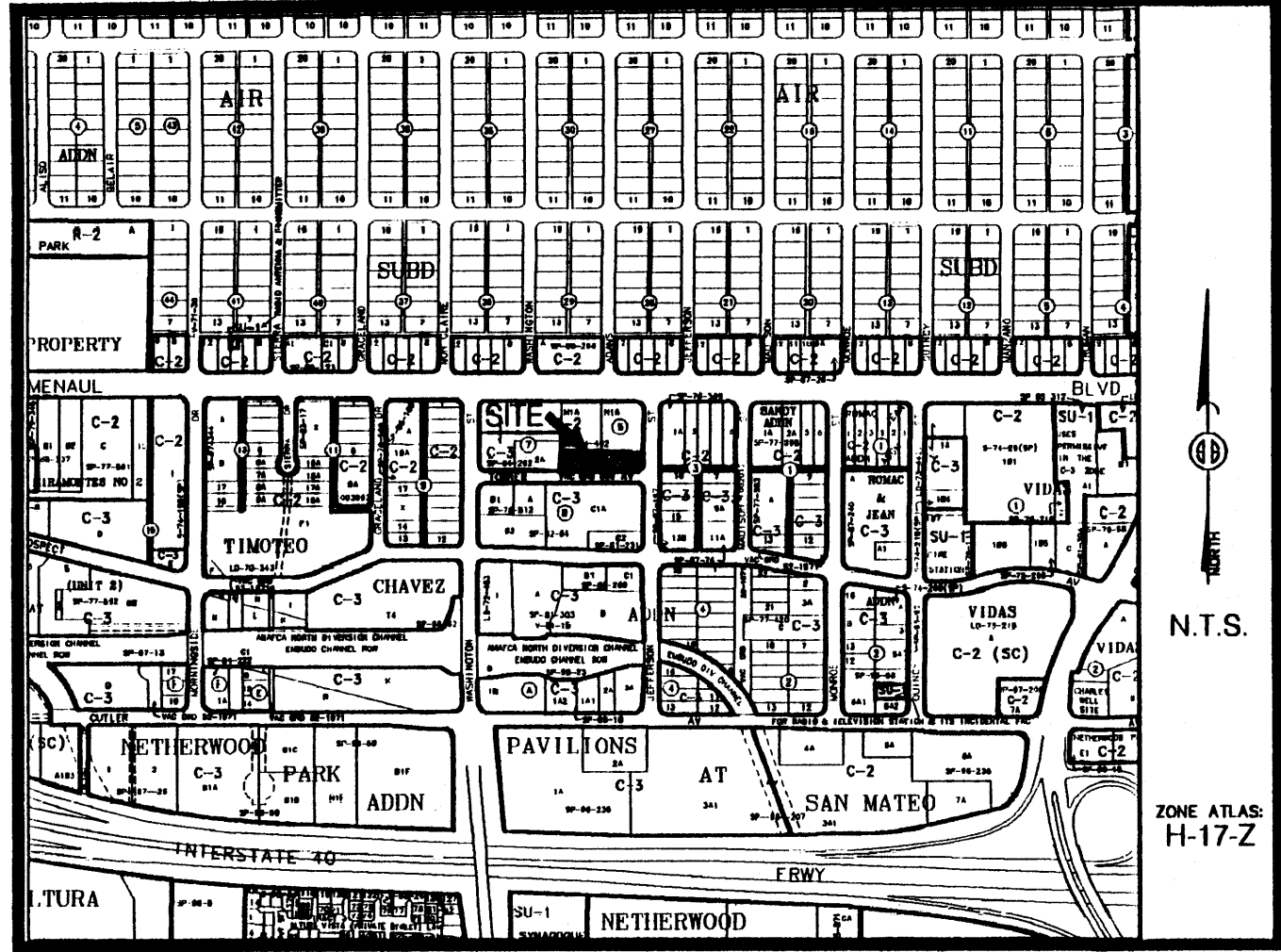
- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

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 ALBUQUERQUE, NEW MEXICO
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 BY: Bernice Derickson
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



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CITY APPROVALS: PROJECT NO.: 1004001 APPLICATION NO. 05 DRB-00391

<u>[Signature]</u>	<u>3-8-05</u>
CITY SURVEYOR	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. Suman</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>Sheran Malson</u>	<u>3/16/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Gary E. Gritsko March 8, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

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UPC #: 1017 089 802 286 411 09
 PROPERTY OWNER OF RECORD:
Derickson Wendell W Bernice
 BERNALILLO COUNTY TREASURER'S OFFICE:
Danny Vajpey Sr 22 Mar 05



SURVEYS SOUTHWEST LTD.

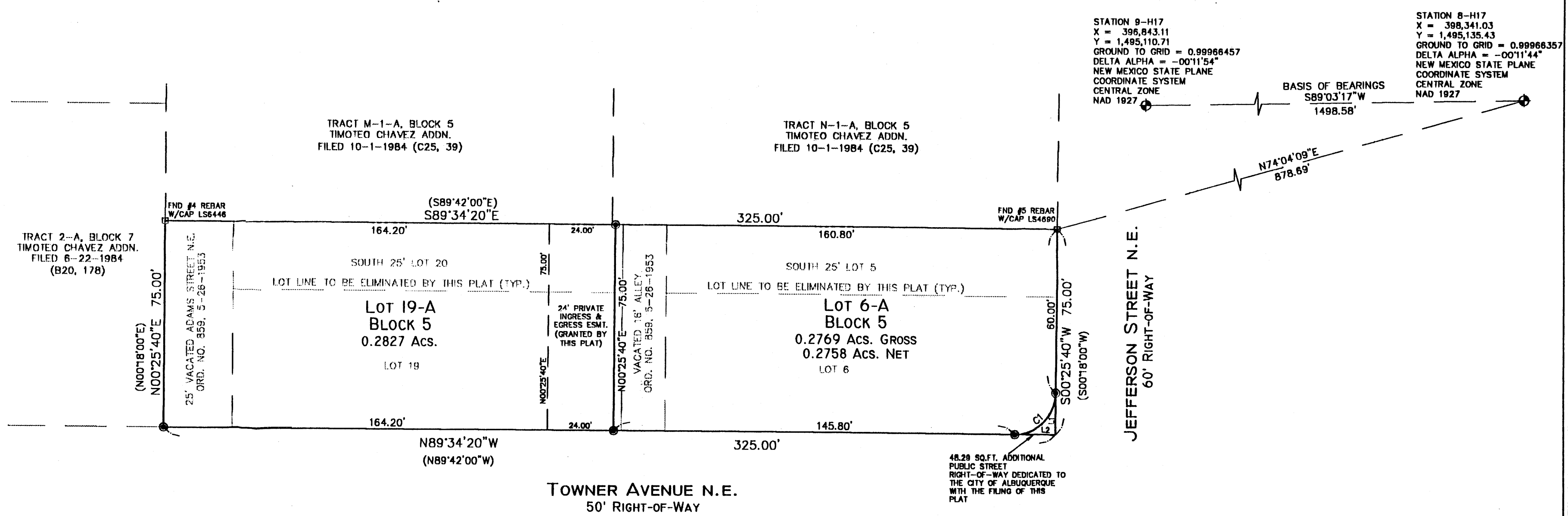
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Mary Herrera Bern. Co. PLHT R 12.00
 2005030267
 6235315
 Page: 2 of 2
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