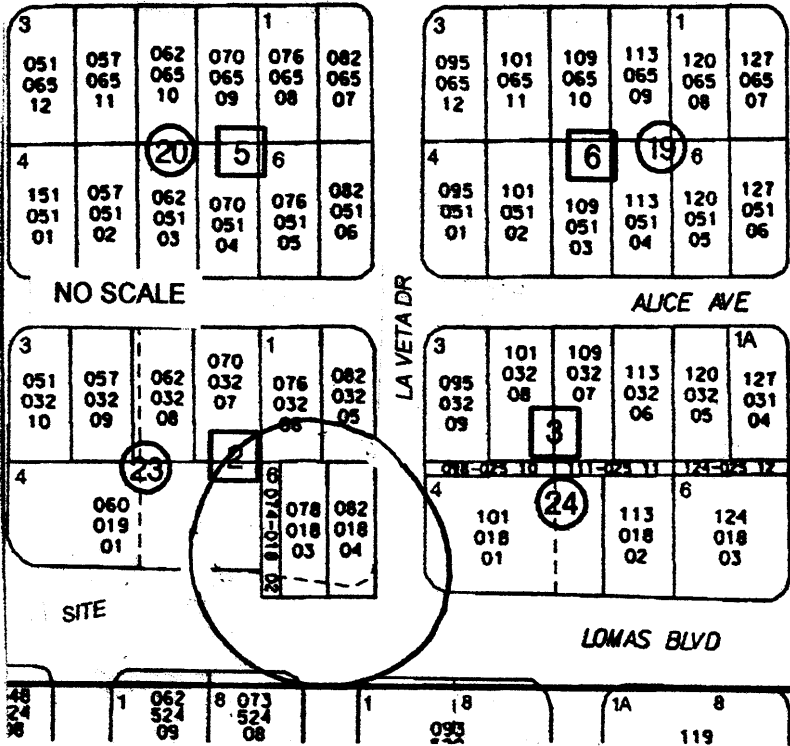


LOCATION MAP
ZONE ATLAS MAP NO. J-18



**PLAT OF
LOTS 1-A, 1-B AND 6-A, 6-B, 6-C, BLOCK 23
ALBUQUERQUE HIGHLANDS
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005**
BEING A REPLAT OF LOTS 1 AND 6, BLOCK 23
AS SHOWN ON THE PLAT OF ALBUQUERQUE HIGHLANDS,
AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO,
AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO, ON OCTOBER 23, 1930, IN PLAT BOOK C2, FOLIO 10.

LEGAL DESCRIPTION:

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS LOTS 1 AND 6, BLOCK 23, AS SHOWN ON THE PLAT OF ALBUQUERQUE HIGHLANDS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 23, 1930, IN PLAT BOOK C2, FOLIO 10, LESS AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF ALBUQUERQUE BY QUITCLAIM DEEDS FILED DECEMBER 9, 1953, RECORDED IN BOOK D 263, PAGES 44 AND 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD, NE AND THE WESTERLY RIGHT-OF-WAY LINE OF LA VETA DRIVE, NE, WHENCE THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION "16-J18, 1990", A 3 1/4 INCH ALUMINUM TABLET SET IN CONCRETE, HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927) X=400,874.42 AND Y=-1,487,194.27 BEARS S. 83 deg 14' 31" E., A DISTANCE OF 444.05 FEET, AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD, NE;

N. 89 deg. 36' 04" W., 126.02 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD, NE; THENCE:

N. 00 deg. 39' 55" W., 266.93 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICE AVENUE, NE; THENCE:

N. 89 deg. 17' 22" E., 126.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICE AVENUE, NE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICE AVENUE, NE AND THE WESTERLY RIGHT-OF-WAY LINE OF LA VETA DRIVE, NE; THENCE:

S. 00 deg. 39' 55" E., 269.37 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LA VETA DRIVE, NE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING. CONTAINING 0.7756 ACRES, MORE OR LESS.

STATEMENT OF DECLARATION OF PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1, BLOCK 23, ALBUQUERQUE HIGHLANDS, INTO 2 LOTS, AND TO REPLAT LOT 6, BLOCK 23, ALBUQUERQUE HIGHLANDS, INTO 3 LOTS.

NOTES:

1. THE BASIS OF BEARINGS IS ALBUQUERQUE CTY SURVEY CONTROL MONUMENTS "16-J18" AND "9-J17".
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE (NAD 27 DATUM)
3. DISTANCES ARE GROUND DISTANCES.
4. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER THE PLAT OF RECORD.
5. PLAT WAS CREATED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.

SUBDIVISION DATA

1. CASE NO.:
2. ZONE ATLAS INDEX NO.: J-18
3. GROSS SUBDIVISION ACREAGE: 0.7756 ACRES
4. NUMBER OF EXISTING LOTS: 2
5. NUMBER OF NEW LOTS: 5 LOTS
6. DATE OF SURVEY: SEPTEMBER 2005
7. TALOS LOG NO.:
8. COUNTY ZONING R-1, C-2, O-1
9. TALOS LOG NUMBER:

OWNERS CERTIFICATE

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 AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON. 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.

BY: DAVID W. McCARTY DATE _____
5503 LOMAS BLVD., NE
ALBUQUERQUE, NM 87110

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____ DAY OF _____
20____, BY _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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

PROPERTY OWNER OF RECORD: _____


BERNALILLO COUNTY TREASURER'S OFFICE: _____

APPROVED AND ACCEPTED BY:

SUBDIVISION PLAT NO. _____	COUNTY _____
COUNTY OF BERNALILLO PUBLIC WORKS DEPARTMENT _____	DATE _____
BERNALILLO COUNTY ZONING _____	DATE _____
BERNALILLO COUNTY ENVIRONMENTAL HEALTH _____	DATE _____
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR _____	DATE _____
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE _____	DATE _____
QWEST COMMUNICATIONS _____	DATE _____
PNM GAS & ELECTRIC SERVICES _____	DATE _____
CITY SURVEYOR _____	DATE _____

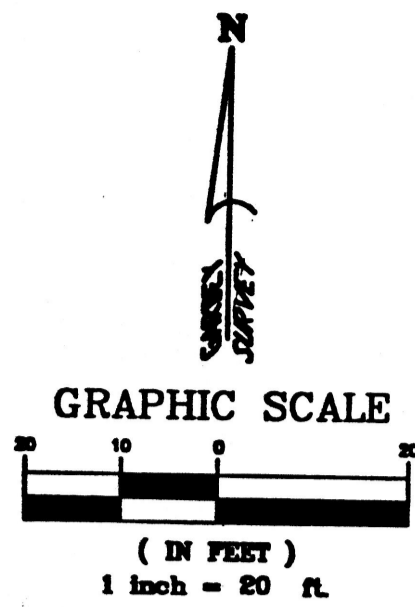
SURVEYOR'S CERTIFICATE

I, GARY D. GARDEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED BY ME FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 GARY D. GARDEY P.S. 12642
904 PALOMAS DR., N.E.
ALBUQUERQUE, N.M. 87108
(505)256-3481

DRAINAGE:

1. THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATERCOURSES OR STORM DRAINAGE FACILITIES, AS DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE 96-5, TRAVERSING, CROSSING OR ABUTTING THE PROPERTY SHOWN HEREON.
2. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, NO. 96-5, IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, PARAGRAPH B, THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENTS CREATED BY THIS PLAT.

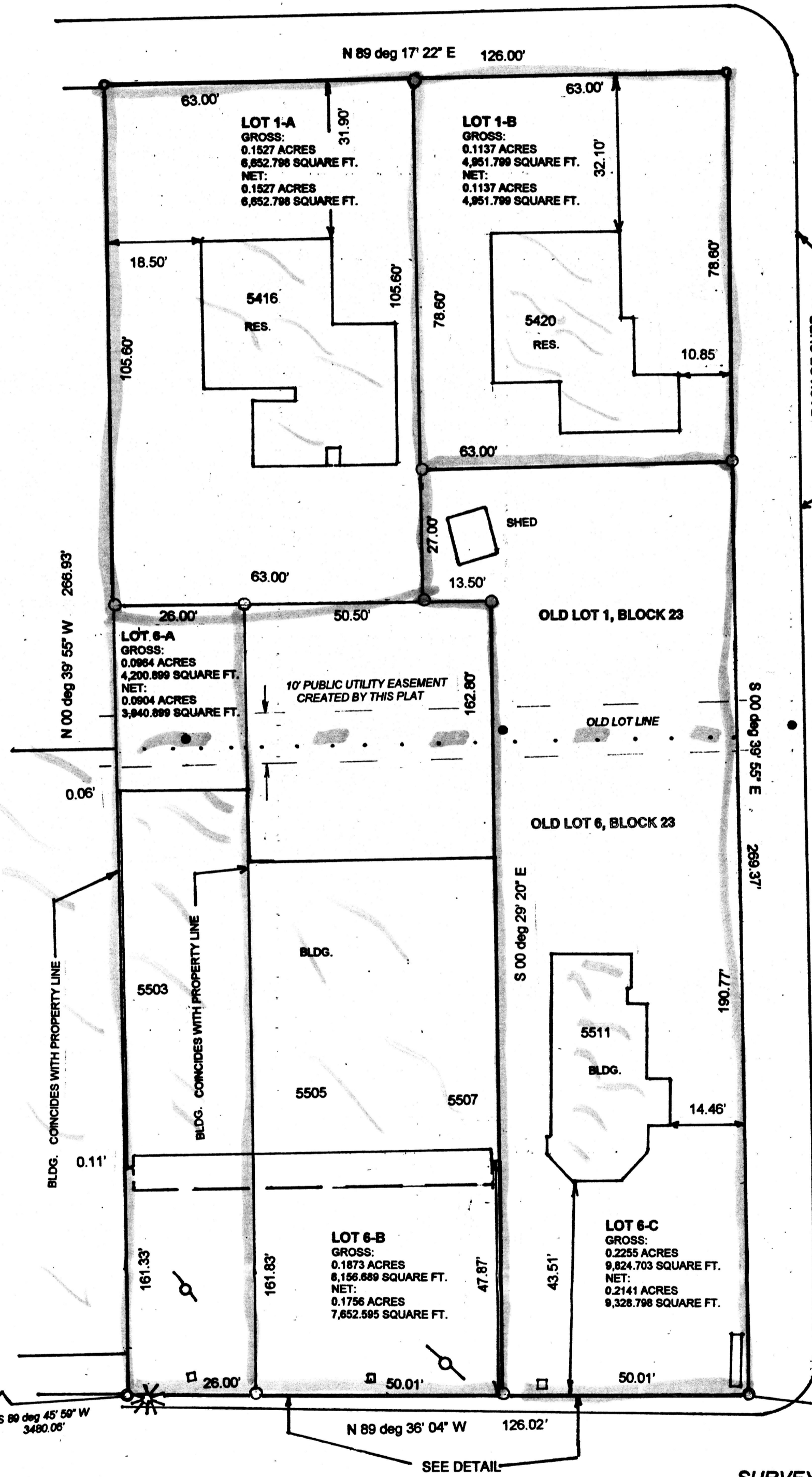


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ALICE AVENUE, NE 60.00' R.O.W.

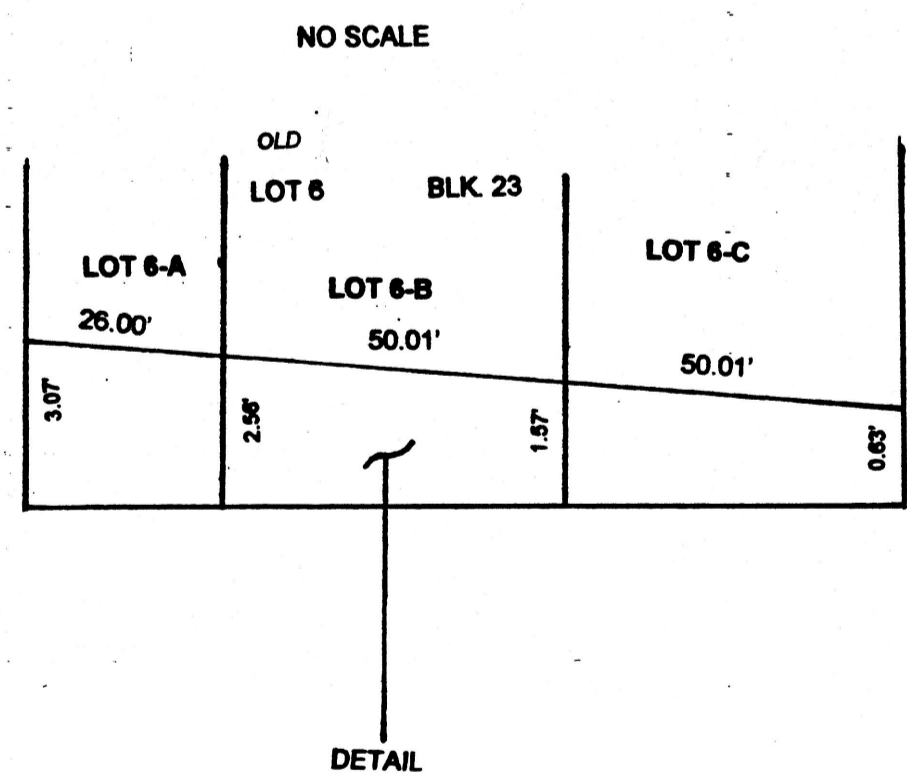
LOT 2, BLOCK 23
ALBUQUERQUE HIGHLANDS
FILED OCTOBER 23, 1930, PLAT BOOK C2, FOLIO 10
LAND OF JORDAN, DEED BK 95-3, PG. 88, MARCH 30, 1985

LOT 5, BLOCK 23
ALBUQUERQUE HIGHLANDS
FILED OCTOBER 11, 1930, PLAT BOOK C2, FOLIO 10
LAND OF MAC ENTERPRISES, LLC, DEED BK. 170, PG. 1051, DECEMBER 12, 2003



- LEGEND**
- SET # 5 R.B. W / SURV. CAP LS 12642
 - SET PK NAIL & SHINER LS 12642
 - WATER METER
 - ⊗ SIGN POST
 - ⊗ LIGHT POLE
 - SIGN
 - PP (POWER POLE)

LA VETA DRIVE, NE 60.00' R.O.W.



PORTION CONVEYED TO THE CITY OF ALBUQUERQUE
BY QUITCLAIM DEEDS FILED DECEMBER 9, 1953,
RECORDED IN BOOK D 253, PAGES 44 AND 46, RECORDS
OF BERNALILLO COUNTY, NEW MEXICO.

ACS ALUMINUM TABLET STAMPED *ACS, 9-17, 1990
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 396,830.12 Y= 1,487,238.21
GROUND-TO-GRID FACTOR = 0.99966314
DELTA ALPHA = -00 deg 11' 54"
NGVD 1929 ELEVATION = 5208.278

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DELTA ALPHA = -00 deg 11' 54"
NGVD 1929 ELEVATION = 5208.278

LOMAS BLVD., NE R.O.W. VARIES
83.24 FEET, BACK OF CURB TO BACK OF CURB

SURVEYOR'S CERTIFICATE

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