

Vicinity Map F-14-Z

FREE CONSENT, DEDICATION

The subdivision hereon described 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 and irrigation easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Michael Silbert, Member, MSJY Dev One, LLC 10/31/05
 Date
 John M. Yost, Member, MSJY Dev One, LLC 10-31-05
 Date

ACKNOWLEDGMENTS

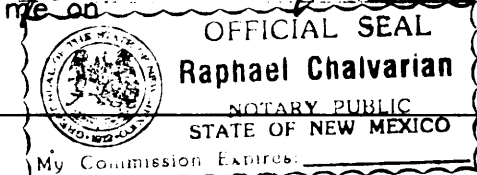
STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me by
 By Mike Silbert

NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 RECORDED # 1014061030 3/6 2019, 1014061049 3/6 2015

MSJY DEV ONE LLC
 COUNTY CLERK OF RECORD
 COUNTY TREASURER'S OFFICE
Raphael Chalvarian 12/2/05

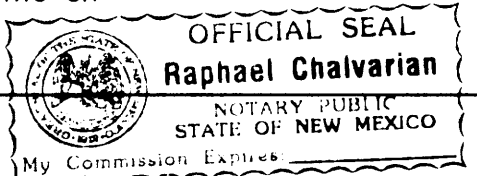


2-14-09
 MY COMMISSION EXPIRES

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on
 By John M. Yost

NOTARY PUBLIC



2-14-09
 MY COMMISSION EXPIRES

LEGAL

TRACT 42B OF THE MRCD MAP NO. 32, AS SAID TRACT IS DESCRIBED IN WARRANTY DEED FILED JULY 12, 1996 AS DOCUMENT NO. 96077950 AND SHOWN ON THAT PLAT OF SURVEY FOR LANDS OF PABLO ROMERO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOL. 96S, BK 227;

AND

TRACT A OF THE LANDS OF JACK F. CULLY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 14, 2002 IN BOOK 2002C, PAGE 165;

AND

THAT PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 5, 1999, BK 9905, PG 4439

ALL THREE PARCELS OF WHICH ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE NORTHERLY RIGHT OF WAY OF ADOBE ROAD, NW, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "DOUGLAS" BEARS, S 31°26'42" E, A DISTANCE OF 1888.57 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID NORTHERLY RIGHT OF WAY THE FOLLOWING THREE COURSES:

N 77°35'56" W, A DISTANCE OF 94.67 FEET TO A POINT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

N 76°28'16" W, A DISTANCE OF 12.90 FEET TO A POINT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

N 76°25'08" W, A DISTANCE OF 318.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°25'19" E, A DISTANCE OF 189.56 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A REBAR WITH CAP "LS 12651", BEARING S 15°25'19" W, A DISTANCE OF 15.72 FEET;

THENCE, FROM SAID NORTHWESTERLY CORNER, S 74°10'21" E, A DISTANCE OF 260.40 FEET;

THENCE, S 6°16'50" E, A DISTANCE OF 6.77 FEET TO A POINT REFERENCED BY A REBAR WITH CAP "LS 3794" BEARING S 6°16'50" E, A DISTANCE OF 11.77 FEET;

THENCE, S 78°02'45" E, A DISTANCE OF 110.79 FEET TO A POINT MARKED BY A PK BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 77°40'13" E, A DISTANCE OF 43.29 FEET, MARKED BY A PK NAIL IN WALL "LS 14271";

THENCE, S 12°29'28" W, A DISTANCE OF 175.05 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7474 ACRES, MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE	1.7474 AC.
ZONE ATLAS NO.	F-14-Z
NO. OF EXISTING TRACTS/LOTS	3 LOTS
NO. OF TRACTS/LOTS CREATED	4 LOTS
NO. OF TRACTS/LOTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.00 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.00 MILE
CURRENT ZONING	RA-2

DISCLOSURE STATEMENT

The Purpose of this plat is to:

- Eliminate the existing interior lot lines and create the 4 new residential lots as shown hereon.
- Grant the new irrigation ditch easement as shown hereon.
- Grant the new roadway and Public Utility easements as shown hereon.

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "12-E14" (NAD 1927).
- Lot lines eliminated with the filing of this Plat Shown Thus
- Talos Log number is 2005394420.

Bradley D. Bingham
 AMAFCA 11-4-05

Plat of
El Potrero Properties

within
Projected Section 32
Township 11 North, Range 3 East, N.M.P.M.
Elena Gallegos Grant
City of Albuquerque, Bernalillo County
New Mexico
October 2005



APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004434

Application Number: 05DRB01687

PLAT APPROVAL

Utility Approvals

<u>Lead 90. Mark</u>	<u>11-8-05</u>
PNM Electric Services	Date
<u>Lead 90. Mark</u>	<u>11-8-05</u>
PNM Gas Services	Date
<u>Don Crabtree</u>	<u>11-8-05</u>
Quest	Date
<u>Kenny Bunker</u>	<u>11-8-05</u>
Comcast	Date

City Approvals:

<u>J. B. Z...</u>	<u>10-31-05</u>
City Surveyor	Date
<u>N/A</u>	<u>12/16/05</u>
Real Property Division	Date
<u>John D...</u>	<u>12-16-05</u>
Traffic Engineering, Transportation Division	Date
<u>William G. Baker</u>	<u>11/9/05</u>
Albuquerque-Bernalillo County Utility Authority	Date
<u>Christina Sandoval</u>	<u>11/9/05</u>
Parks and Recreation Department	Date
<u>A. J. ...</u>	<u>11/15/05</u>
M.R.G.C.D.	Date
<u>Bradley D. Bingham</u>	<u>11/9/05</u>
City Engineer	Date
<u>D. Matson</u>	<u>12/16/05</u>
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I Will W. Plotner Jr., 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."

Will W. Plotner Jr. 10/28/05
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



LEGEND

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"

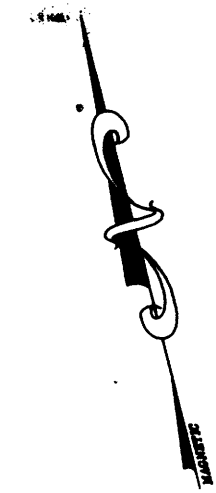
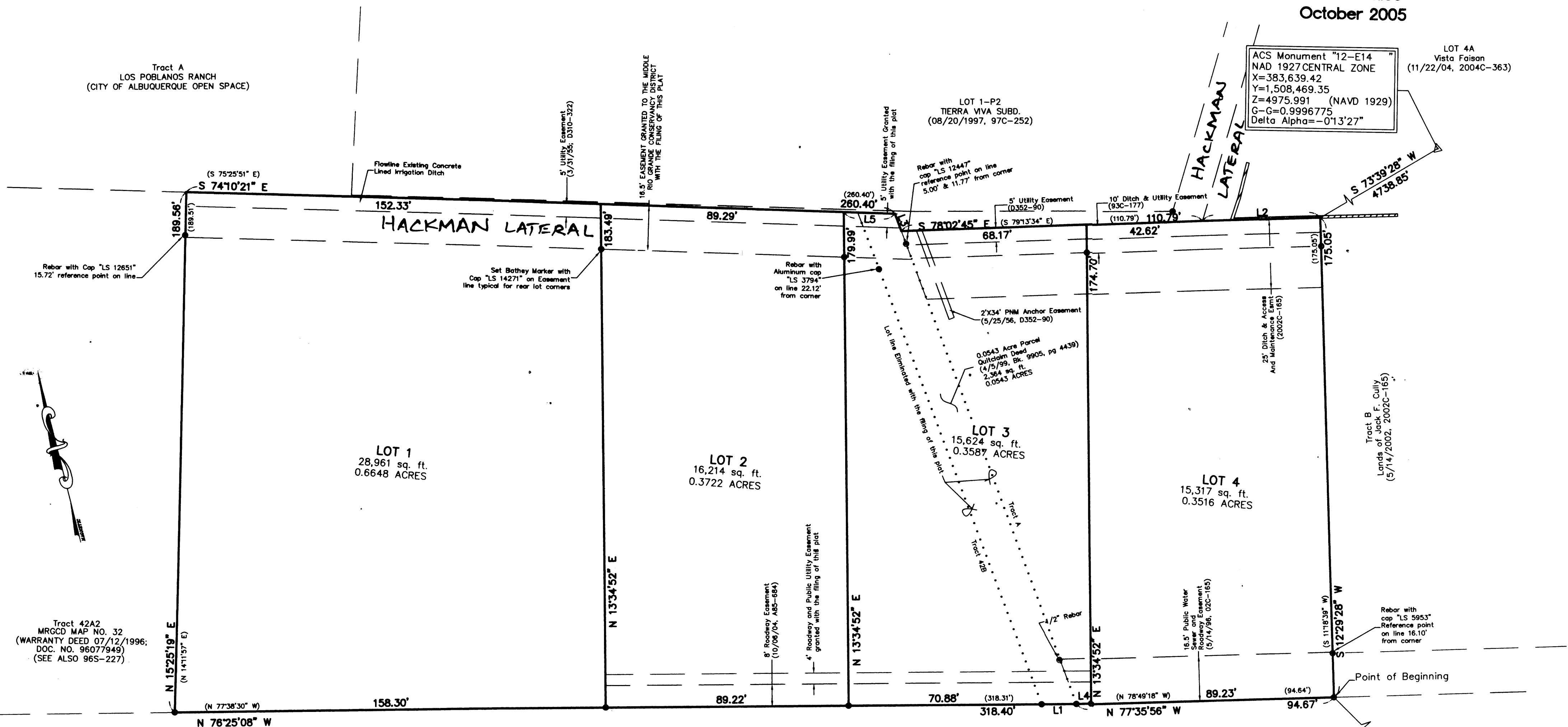
APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED *[Signature]* DATE *11/16/05*

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6384938
Page: 2 of 2
12/27/2005 01:58P
Bx-2885C Pg-489
Mary Herrera Bern. Co. PLRT R 12.88

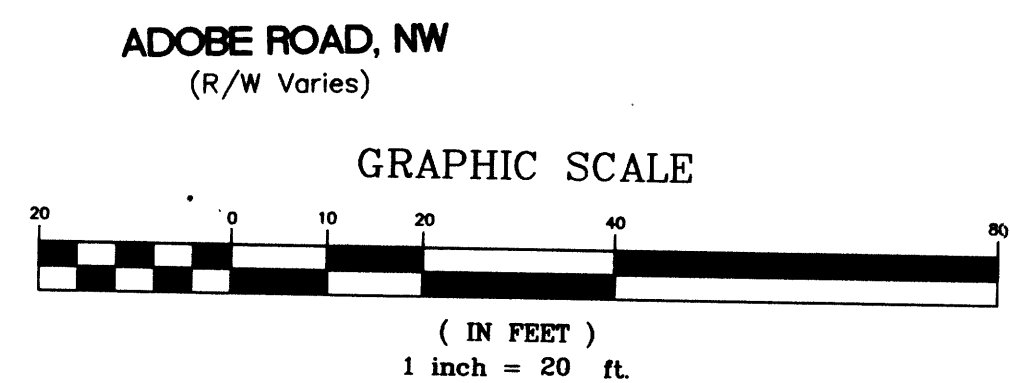
Plat of El Potrero Properties

within
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Township 11 North, Range 3 East, N.M.P.M.
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City of Albuquerque, Bernalillo County
New Mexico
October 2005



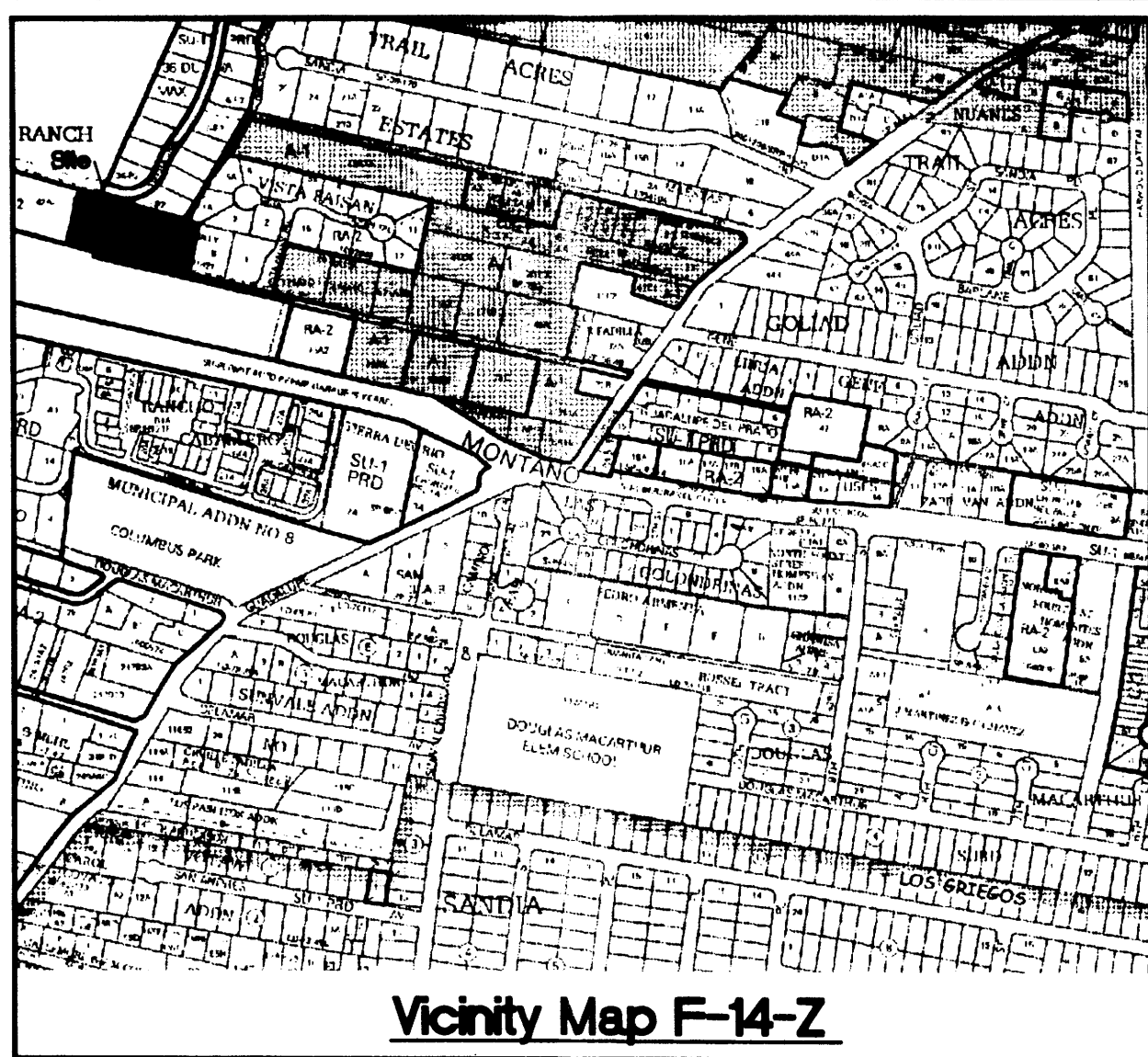
Tract 42A2
MRGCD MAP NO. 32
(WARRANTY DEED 07/12/1996;
DOC. NO. 98077949)
(SEE ALSO 96S-227)

LINE	LENGTH	BEARING
L1	12.90 (12.90')	N 76°28'16" W (N 77°41'38" W)
L2	43.29 (43.29')	S 77°40'13" E (S 78°51'02" E)
L3	6.77 (6.77')	S 06°16'50" E (S 07°32'20" E)



ACS Monument "Douglas"
NAD 1927 CENTRAL ZONE
X=380,040.52
Y=1,505,354.92
Z=4972.25 (NAVD 1929)
G-C=0.99968008
Delta Alpha=-0°13'51"

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Michael Silbert
 Michael Silbert, Member, MSJY Dev One, LLC
 Date 10/31/05
John M. Yost
 John M. Yost, Member, MSJY Dev One, LLC
 Date 10-31-05

ACKNOWLEDGMENTS

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on
 By Mike Silbert
 NOTARY PUBLIC
 OFFICIAL SEAL
 Raphael Chalvarian
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires
 2.14.09
 MY COMMISSION EXPIRES

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 COUNTY OF BERNALILLO

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SUBDIVISION DATA

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NO. OF EXISTING TRACTS/LOTS	3 LOTS
NO. OF TRACTS/LOTS CREATED	4 LOTS
NO. OF TRACTS/LOTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.00 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.00 MILE

DISCLOSURE STATEMENT

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GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "12-E14" (NAD 1927).
- Lot lines eliminated with the filing of this Plat Shown Thus
- Talos Log number is 2005394420.

**Plat of
 El Potrero Properties**

within
 Projected Section 32
 Township 11 North, Range 3 East, N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque, Bernalillo County
 New Mexico
 October 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

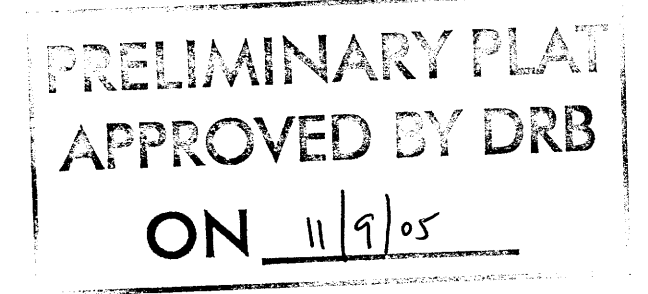
Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest	_____	Date	_____
Comcast	_____	Date	_____
City Approvals:	<i>W. Plotner Jr.</i>	Date	10-31-05
City Surveyor	_____	Date	_____
Real Property Division	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Albuquerque-Bernalillo County Utility Authority	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
M.R.G.C.D.	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____



SURVEYOR'S CERTIFICATION:

"I, Will W. Plotner Jr., 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."

Will W. Plotner Jr. 10/28/05
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

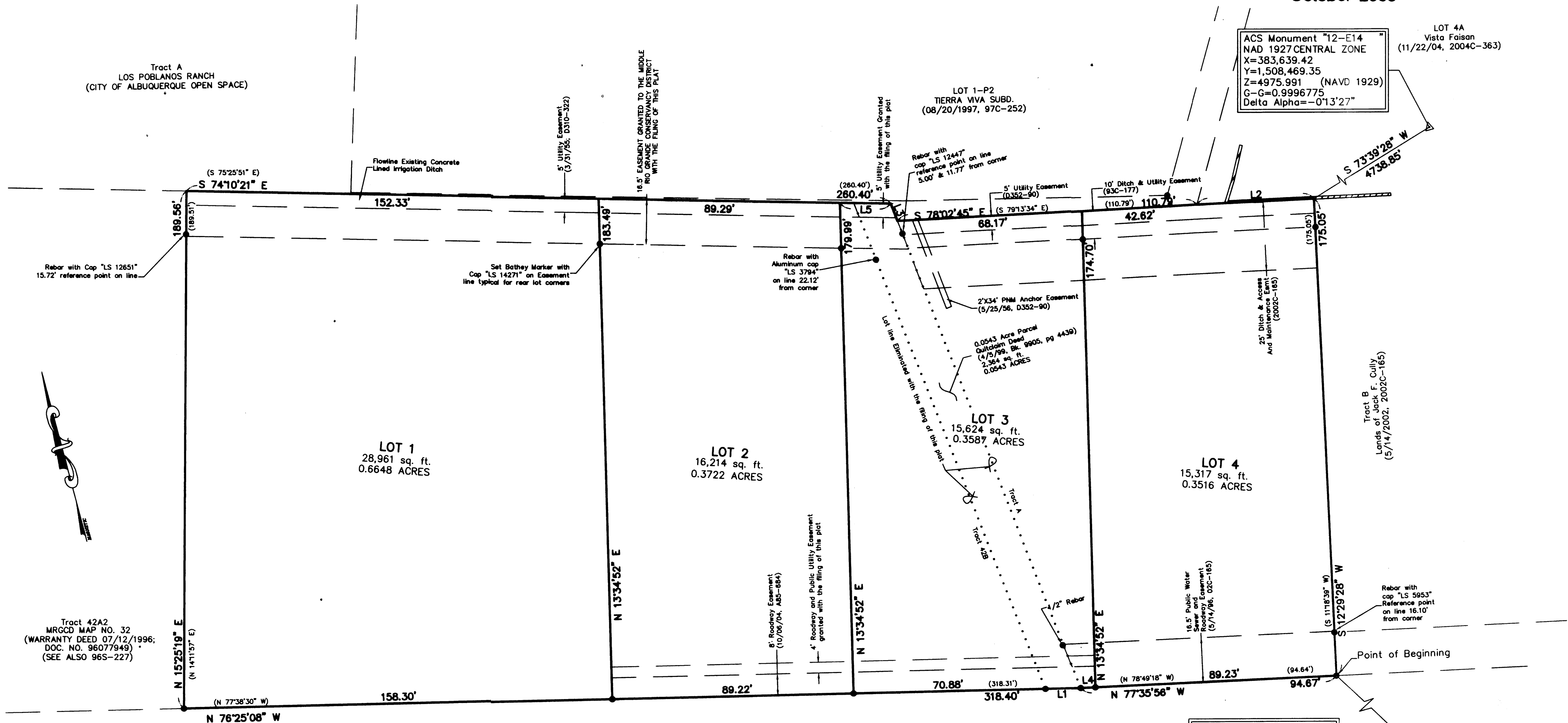


Plat of El Potrero Properties

within
Projected Section 32
Township 11 North, Range 3 East, N.M.P.M.
Elena Gallegos Grant
City of Albuquerque, Bernalillo County
New Mexico
October 2005

LEGEND

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"

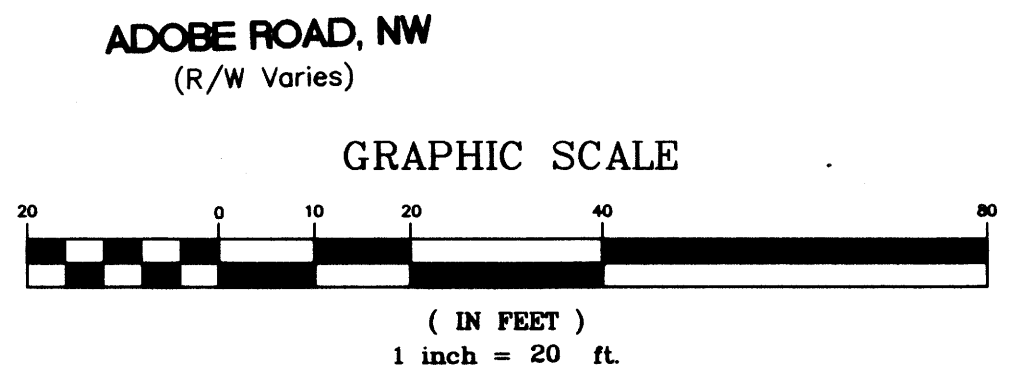


ACS Monument "12-E14"
NAD 1927 CENTRAL ZONE
X=383,639.42
Y=1,508,469.35
Z=4975.991 (NAVD 1929)
G-C=0.9996775
Delta Alpha=-0'13'27"

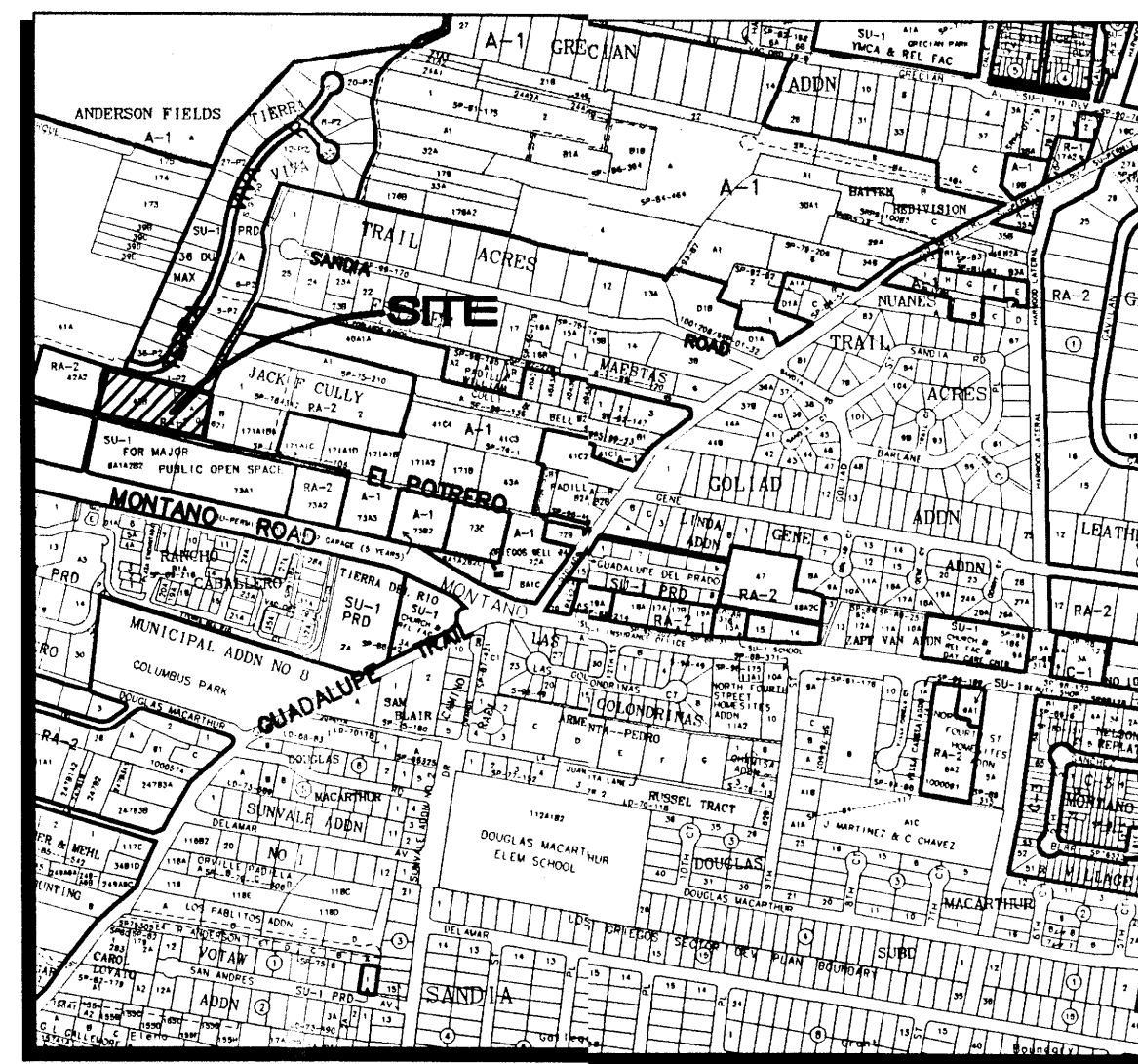
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X=380,040.52
Y=1,505,354.92
Z=4972.25 (NAVD 1929)
G-C=0.99968008
Delta Alpha=-0'13'51"

Tract 42A2
MRGCD MAP NO. 32
(WARRANTY DEED 07/12/1996;
DOC. NO. 96077949)
(SEE ALSO 96S-227)

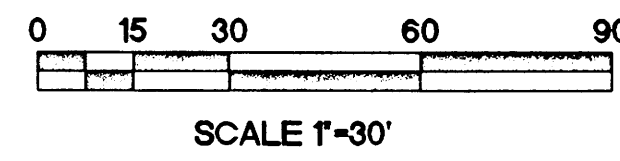
LINE TABLE		
LINE	LENGTH	BEARING
L1	12.90 (12.90')	N 76°28'16" W (N 77°41'38" W)
L2	43.29 (43.29')	S 77°40'13" E (S 78°51'02" E)
L3	6.77 (6.77')	S 06°16'50" E (S 07°32'20" E)



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P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



- LEGEND**
- FOUND 5/8" REBAR (TYP.)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - ⊙ FOUND 1/2" REBAR (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT



SKETCH
PLAT FOR
**EL POTRERO
PROPERTIES**
BEING A REPLAT OF
TRACT 42B OF THE MRGCD MAP NO. 32,
TRACT A OF THE LANDS OF JACK F. CULLY,
TOGETHER WITH THAT PARCEL OF LAND
DESCRIBED BY QUITCLAIM DEED
WITHIN THE X GRANT
PROJECTED SECTION 35, T. 11 N., R. 3 E., NMPM,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2005

LEGAL DESCRIPTION

TRACT 42B OF THE MRGCD MAP NO. 32, AS SAID TRACT IS DESCRIBED IN WARRANTY DEED FILED JULY 12, 1996 AS DOCUMENT NO. 96077950 AND SHOWN ON THAT PLAT OF SURVEY FOR LADS OF PABLO ROMERO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOL. 96S, BK 227;
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CONTAINS 1.7474 ACRES, MORE OR LESS.

ACS BENCHMARK

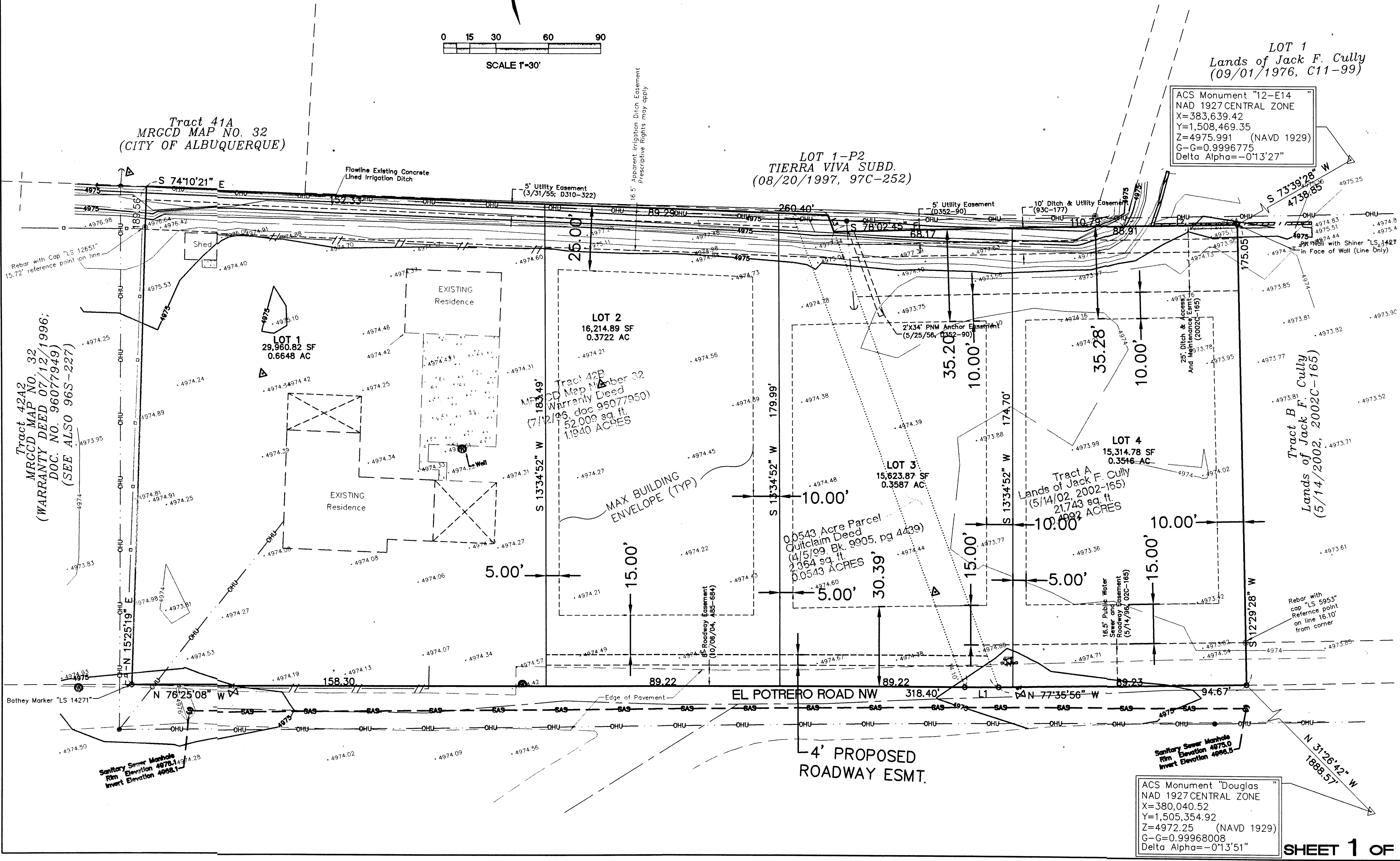
ACS MONUMENT 15-113
ELEVATION: 4974.72 FEET (NAVD 27)

SITE DATA

1. TOTAL LAND AREA = 1.7474 ACRES.
2. NUMBER OF EXISTING TRACTS IS 2.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 4.
4. CURRENT ZONING: RA-2
5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #14271".
2. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
4. DISTANCES WILL BE GROUND DISTANCES.



ACS Monument "12-E14"
NAD 1927 CENTRAL ZONE
X=383,639.42
Y=1,508,469.35
Z=4975.991 (NAVD 1929)
G-G=0.9996775
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SHEET 1 OF 1

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1473PLIM.DWG.rh 11/01/05

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SKETCH
PLAT FOR

**EL POTRERO
PROPERTIES**

BEING A REPLAT OF
TRACT 42B OF THE MRGCD MAP NO. 32,
TRACT A OF THE LANDS OF JACK F. CULLY,
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DESCRIBED BY QUITCLAIM DEED
WITHIN THE X GRANT
PROJECTED SECTION 35, T. 11 N, R. 3 E, NMPM,

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

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TRACT 42B OF THE MRGCD MAP NO. 32, AS SAID TRACT IS DESCRIBED IN WARRANTY DEED FILED JULY 12, 1996 AS DOCUMENT NO. 96077950 AND SHOWN ON THAT PLAT OF SURVEY FOR LOTS OF PABLO ROMERO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOL. 965, BK 227;

AND

TRACT A OF THE LANDS OF JACK F. CULLY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 14, 2002 IN BOOK 2002C, PAGE 165;

AND

THAT PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 5, 1999, BK 9905, PG 4439.

CONTAINS 1.7474 ACRES, MORE OR LESS.

ACS BENCHMARK

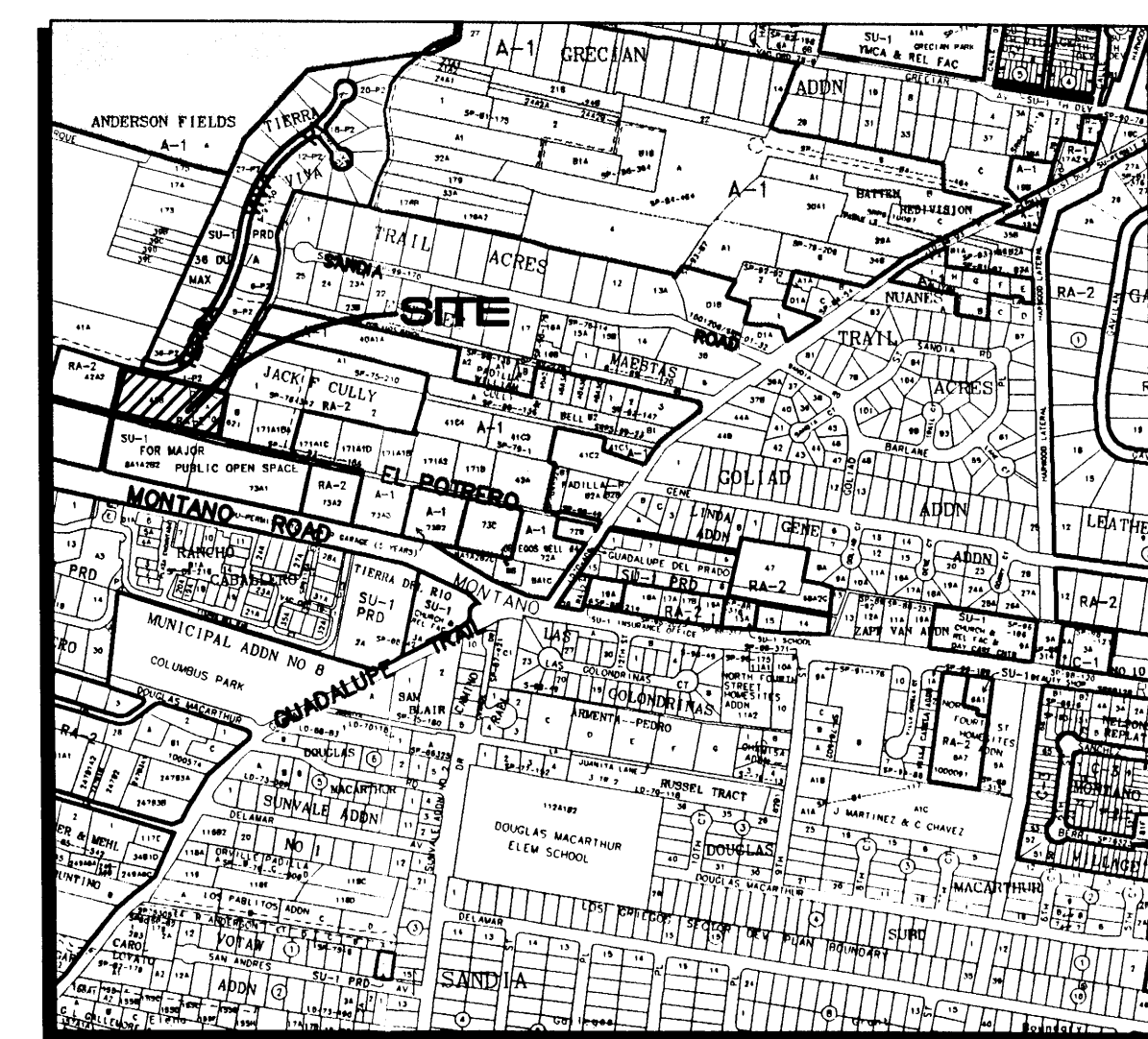
ACS MONUMENT 15-F13
ELEVATION: 4974.72 FEET (NAVD 27)

SITE DATA

1. TOTAL LAND AREA = 1.7474 ACRES.
2. NUMBER OF EXISTING TRACTS IS 2.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 4.
4. CURRENT ZONING: RA-2.
5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

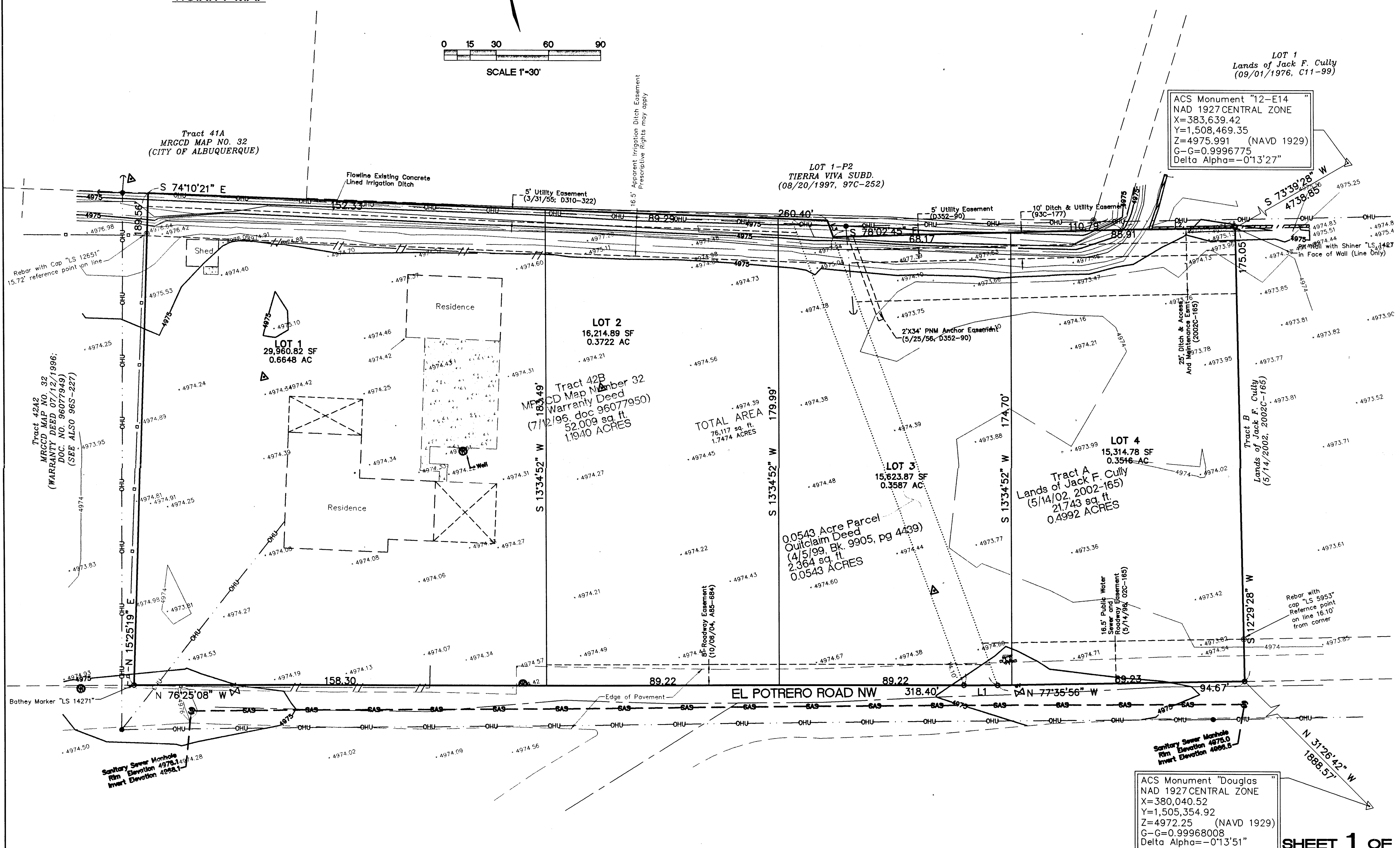
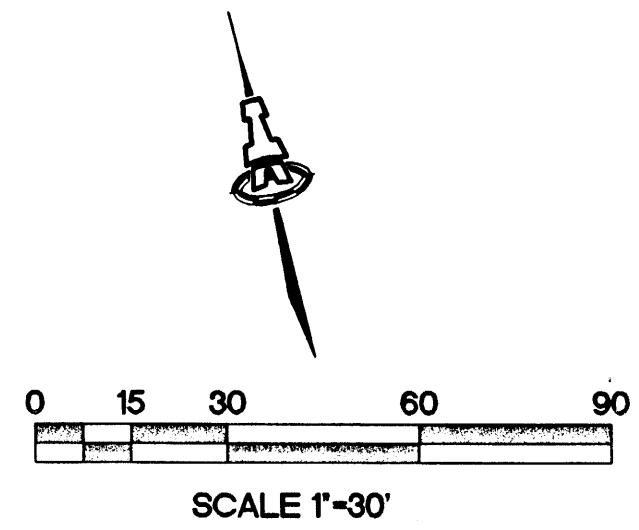
NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #14271".
2. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
4. DISTANCES WILL BE GROUND DISTANCES.



VICINITY MAP

- LEGEND**
- FOUND 5/8" REBAR (TYP.)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - ⊙ FOUND 1/2" REBAR (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - △ CENTERLINE MONUMENT



**APPROVED FOR MONUMENTATION
AND STREET NAMES**

CITY SURVEYOR _____ DATE _____

OWNERSHIP _____

X _____ DATE _____

ACS Monument "Douglas"
NAD 1927 CENTRAL ZONE
X=380,040.52
Y=1,505,354.92
Z=4972.25 (NAVD 1929)
G-G=0.99968008
Delta Alpha=-0'13'51"

SHEET 1 OF 1

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1473PLIM.DWGdip 09.14.05