

**LEGAL DESCRIPTION:**

Lot numbered Four (4) in Block lettered "C" of the JOHN M. MOORE REALTY COMPANY'S ADDITION NO. 3, to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on January 23, 1907. TOGETHER WITH A Certain parcel of land being identified as the Easterly Ten feet (Ely. 10') of a vacated alley way lying immediately adjacent to the Westerly boundary of Lot numbered Four (4) as vacated by Commission Ordinance No. 2183, adopted June 12, 1962, in Block lettered "C" of the JOHN M. MOORE REALTY COMPANY'S ADDITION NO. 3, to the City of Albuquerque, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on January 1970 in Book C2, Folio 60, containing 0.2786 acres.

**PLAT**  
OF  
**LOT 4-A and 4-B**  
**BLOCK "C"**  
JOHN M. MOORE REALTY COMPANY'S ADDITION NO. 3  
TOGETHER WITH EASTERLY 10' VACATED ALLEY  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, T.10N. R.3E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2005

PROJECT NUMBER: 1004458

APPLICATION NUMBER: 06 DRB-00220

**PLAT APPROVAL:**

Utility Approvals:

<u>Leonard B. Marks</u>	<u>3-16-06</u>
PNM Electric Services	Date
<u>Leonard B. Marks</u>	<u>3-16-06</u>
PNM Gas Services	Date
<u>[Signature]</u>	<u>3-22-06</u>
Qwest Telecommunications	Date
<u>[Signature]</u>	<u>3-21-06</u>
Comcast	Date
<u>N.A.</u>	<u>2/22/06</u>
New Mexico Utilities	Date

**SUBDIVISION DATA:**

Zone Atlas No. J-13-Z  
Gross Acreage 0.2786  
Number of existing Lots/Tracts One (1)  
Number of Lots/Tracts created Two (2)  
Total Mileage of streets created 0-  
Current Zoning R-1  
Talos Log No. 2006020002  
Date of Survey December 2005

**GENERAL NOTES:**

- 1) Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
- 2) Distances are ground.
- 3) Plat shows all easements of record.
- 4) All corners found tagged "7002", all corners set capped "7002".
- 5) Bearings and distances within parenthesis ( ) are record bearings and distances.
- 6) Alley vacated by Commission Ordinance No. 2183 adopted 6/12/1962.

**DISCLOSURE STATEMENT:**

The purpose of this plat is to divide Lot 4 and the East 1/2 of Alley vacated by Commission Ordinance No. 2183, adopted 6/12/62, into two Lots and to grant a private access & public utility easement as shown hereon. Maintenance of private access easement responsibility to be shared equally amongst the 2 lots. Beneficiaries are Lots 4-A and 4-B.

**CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AND TO GRANT A PRIVATE ACCESS & PUBLIC UTILITY EASEMENT AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 1-23-06  
Justin Simmons Date

**NOTARY:**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO)  
On this 13 day of January, 2006, this instrument was acknowledged before me by Justin Simmons  
[Signature] My commission expires: 12-26-06  
Notary Public

JOE TRIMBLE  
Notary Public  
State of New Mexico  
My Commission Expires: 12-26-06

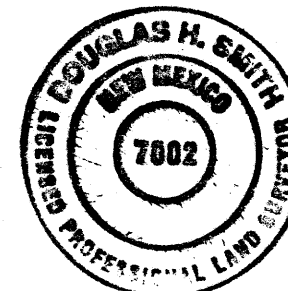
City Approvals:

<u>[Signature]</u>	<u>1-24-06</u>
City Surveyor	Date
<u>[Signature]</u>	<u>3-10-06</u>
Traffic Engineering, Transportation Division	Date
<u>William J. Boland</u>	<u>2/22/06</u>
Utilities Development	Date
<u>Christine Sandoval</u>	<u>2/22/06</u>
Parks and Recreation Department	Date
<u>Bradley L. Bingham</u>	<u>2/22/06</u>
AMAFCA	Date
<u>Bradley L. Bingham</u>	<u>2/22/06</u>
City Engineer	Date
<u>[Signature]</u>	<u>3-22-06</u>
DRB Chairperson, Planning Department	Date



I, Douglas H. Smith, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October 1, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

[Signature] 4/19/06  
Douglas H. Smith, N.M.P.S. No. 7002 Date

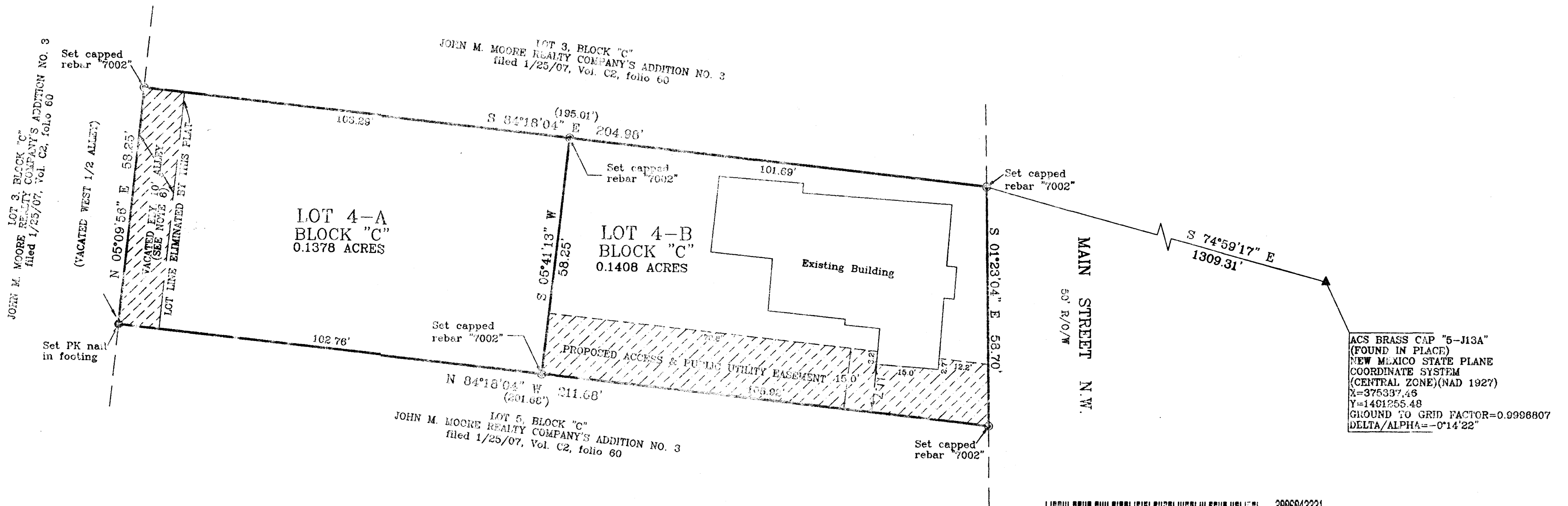


**INDEXING INFORMATION FOR COUNTY CLERK**

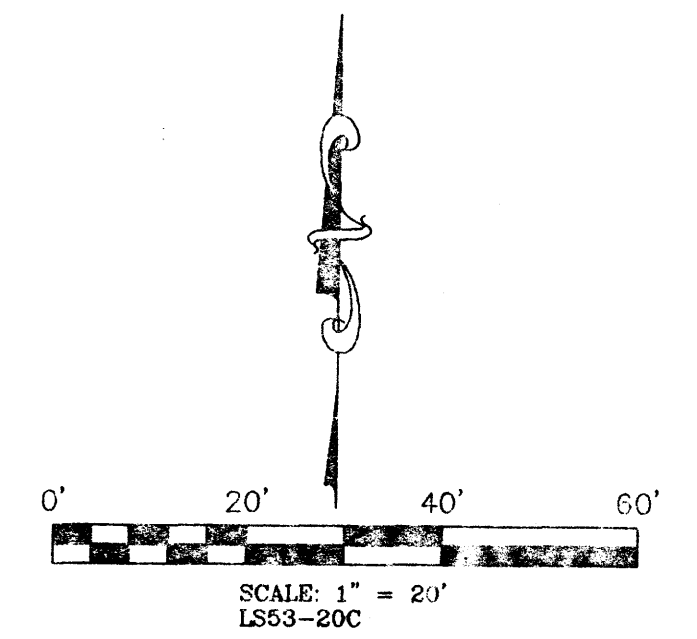
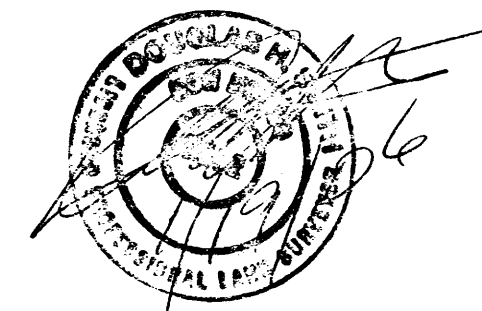
Owners: Justin Simmons  
Subdivision name: JOHN. M. MOORE REALTY Co. ADD.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 013 058 085 431 21930  
PROPERTY OWNER ON RECORD:  
[Signature]  
BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature]

**PLAT**  
 OF  
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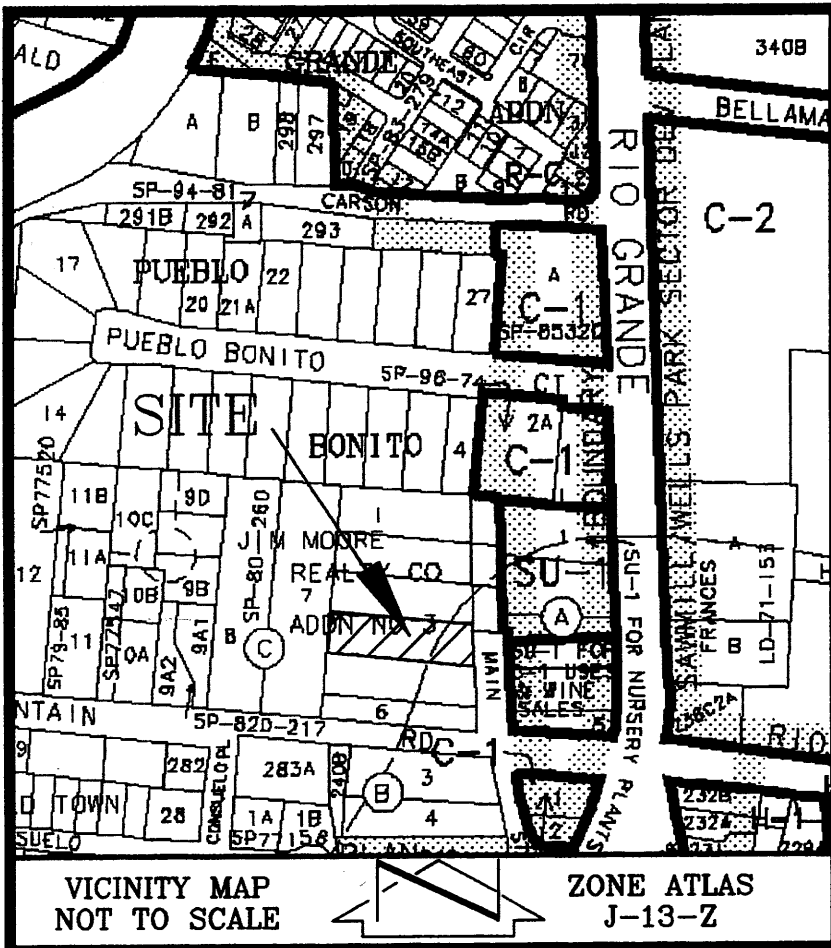


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 Page: 2 of 2  
 83/28/2006 04:14P  
 Mary Herrera Bern. Co. PLRT R 12.08 8k-2686C Pg-99



- LEGEND**
- Set 1/2" rebar with cap stamped "TS 7002"
  - Set 1 1/4" PK nail with aluminum tag stamped "LS 7002"

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PLAT APPROVAL: \_\_\_\_\_

Utility Approvals: \_\_\_\_\_

**PRELIMINARY PLAT**  
APPROVED BY DDD  
*01/24/06*

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

Qwest Telecommunications \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Utilities \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_

*Y-B Jant* 1-24-06  
City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SUBDIVISION DATA:**

Zone Atlas No. J-13-Z  
Gross Acreage .2786  
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Talos Log No. 2006020092  
Date of Survey December 2005

**GENERAL NOTES:**

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*Justin Simmons* 1-23-06  
Justin Simmons \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY:**

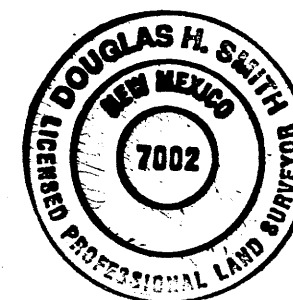
STATE OF NEW MEXICO )  
  ) SS  
COUNTY OF BERNALILLO)  
On this 23 day of January, 2006, this instrument was  
acknowledged before me by Justin Simmons

*Joe Trimble* 12-26-06  
Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

JOE TRIMBLE  
Notary Public  
State of New Mexico  
My Commission Expires: 12-26-06

I, Douglas H. Smith, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October 1, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

*Douglas H. Smith*  
Douglas H. Smith, N.M.P.S. No. 7002 \_\_\_\_\_ Date 1/19/06



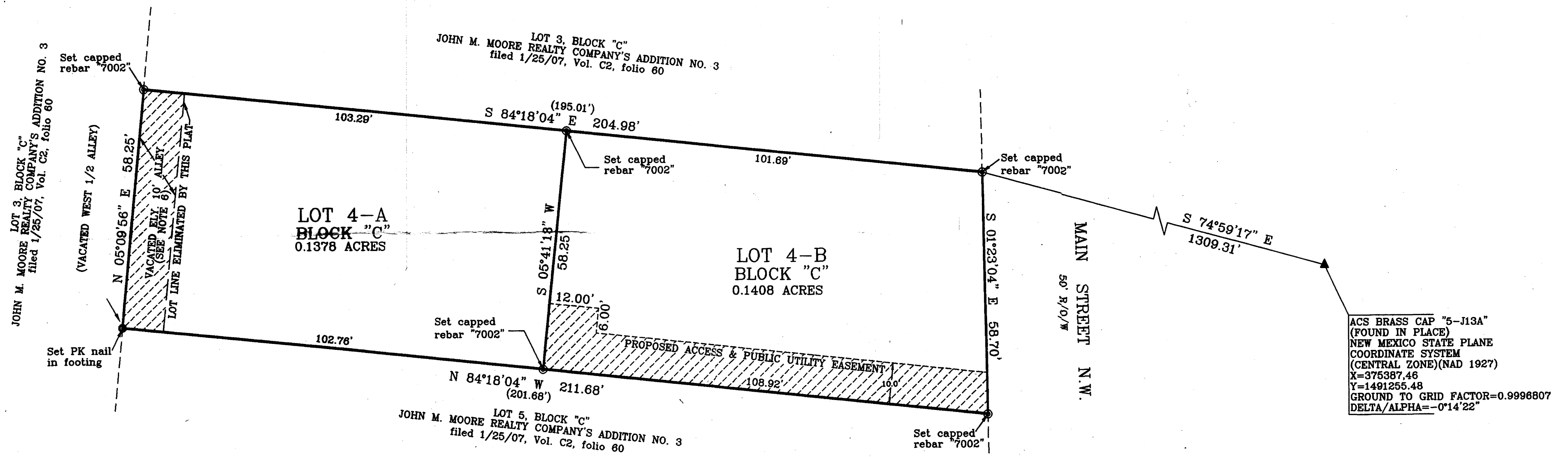
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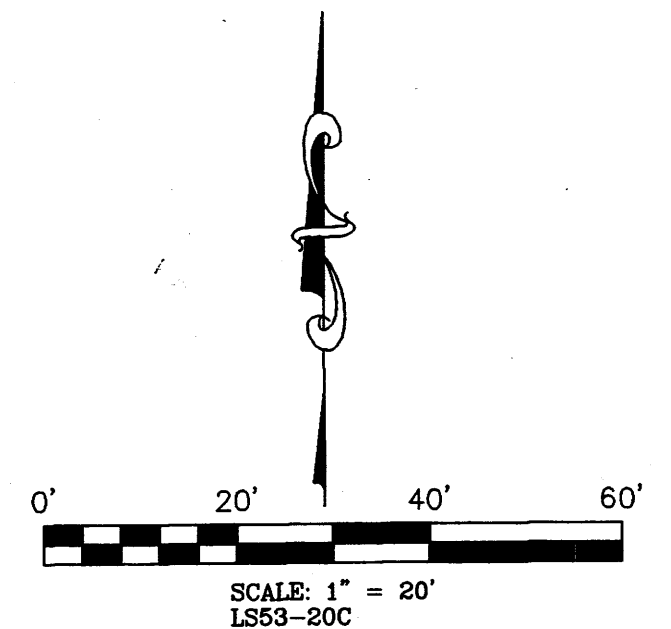
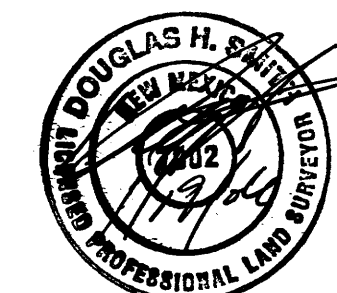
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