

Vicinity Map

**PLAT OF
LOT 5-A, BLOCK 2
MESA VERDE ADDITION
WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2006
SHEET 1 OF 2**

LEGAL DESCRIPTION
A certain tract of land being and comprised all of Tract lettered "A" in Block numbered Two (2) together with all of Lots numbered One (1) through Five (5) and the west 1/2 of Lot numbered Six (6) in Block numbered Two (2) plat of MESA VERDE ADDITION to the City of Albuquerque, New Mexico 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 November 17, 1939 in Volume C, folio 38 and being more particularly described as follows:

BEGINNING at the northeast corner of said tract being the northeast corner of said Tract A, Block 2 of MESA VERDE ADDITION; thence from said point of beginning S 01° 08' 48" W, a distance of 155.00 feet to the southeast corner of said tract being a point on the north right-of-way of Central Avenue; thence along said right-of-way N 82° 23' 15" W, a distance of 135.86 feet to the southwest corner of said tract, being a point of intersection with the east right-of-way of Rhode Island Street NE; thence N 01° 08' 48" E, a distance of 139.70 feet along said right-of-way to the northwest corner of said tract; thence leaving said right-of-way S 88° 51' 12" E, a distance of 135.00 feet to the POINT OF BEGINNING and containing 0.4567 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.

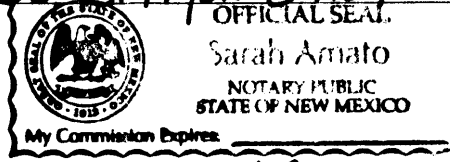


SUBDIVISION DATA / NOTES

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 14-K20 AND 6-K20(F), 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 MESA VERDE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1939 IN VOLUME C, FOLIO 38.
6. GROSS AREA: 0.4567 ACRES
7. NUMBER OF EXISTING LOTS: 1 TRACT, 5 1/2 LOTS
8. NUMBER OF LOTS CREATED: 1
9. THE 16' PRIVATE ACCESS & DRAINAGE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOT 5-A, BLOCK 2 AND ADJACENT PROPERTY (LOT 12, BLOCK 2) NORTH OF SUBJECT PROPERTY AND IS TO BE MAINTAINED BY THE OWNER OF LOT 5-A, BLOCK 2.
10. PROPERTY IS ZONED C-2.

OWNER(S) SIGNATURE: Niki Manole, Evangelina Manole, Pavlos, SOC. CO. TRUSTEES DATE: 4-6-06
OWNER(S) PRINT NAME: Niki Manole, Trustee, Evangelina Manole, Pavlos, SOC. CO. TRUSTEES
ADDRESS: P.O. BOX 20005, ALBUQUERQUE, NM 87102 TRACT:

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF APRIL, 2006.
BY: Niki Manole, SOC. TRUSTEE, EVANGELINE MANOLE, PAVLOS, SOC. CO. TRUSTEE
MY COMMISSION EXPIRES: 10/01/06
Sarah Amato
NOTARY PUBLIC

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE ONE (1) EXISTING TRACT AND FIVE AND ONE HALF (5 1/2) EXISTING LOTS INTO ONE (1) NEW LOT AND DEDICATE ADDITIONAL RIGHT-OF-WAY.

CITY APPROVALS:	PROJECT NO.:	1004522	APPLICATION NO.:	06028-00520
<u>J. B. Fain</u>				
CITY SURVEYOR				4-11-06
				DATE
<u>John S. S.</u>				4-19-06
TRAFFIC ENGINEERING				DATE
<u>Christina Sandoval</u>				4/19/06
PARKS & RECREATION DEPARTMENT				DATE
<u>Roger A. Dean</u>				4-19-06
WATER UTILITIES DEVELOPMENT				DATE
<u>Bradley d. Bingham</u>				4/19/06
A.M.A.F.C.A.				DATE
<u>Bradley d. Bingham</u>				4/19/06
CITY ENGINEER				DATE
<u>B. Matson</u>				5/18/06
DRB CHAIRPERSON, PLANNING DEPARTMENT				DATE
<u>Scott McFarland</u>				5-18-06
REAL PROPERTY DIVISION				DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 03-27-06
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

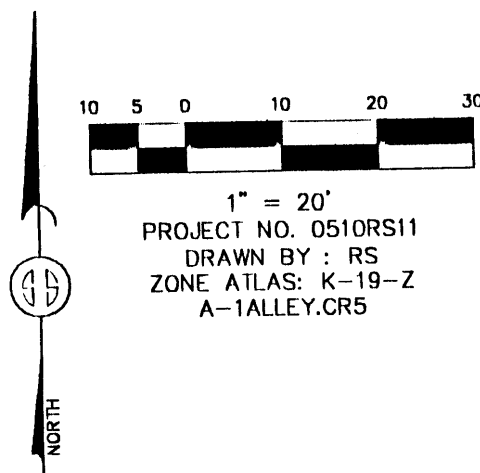
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
87102

T10N R4E SEC. 19

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC #: 101905732009440920 101905732008540901
PROPERTY OWNER OF RECORD:
City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE:
Glenn Caldwell 5-22-06

PROJECT NO. 0510RS11
DRAWN BY: RS
ZONE ATLAS: K-19-Z
A-TALLEY.CR5

PLAT OF
 LOT 5-A, BLOCK 2
 MESA VERDE ADDITION
 WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2006
 SHEET 2 OF 2



LOT 12, BLOCK 2, MESA VERDE ADDITION
 FILED: NOVEMBER 17, 1939, VOL. C, FOLIO 38

LOT 43, BLOCK 2, MESA VERDE ADDITION
 FILED: NOVEMBER 17, 1939, VOL. C, FOLIO 38

(S88°51'12"E) (135.00')
 S88°51'12"E 135.00'

POINT OF BEGINNING

TRACT A, BLOCK 2
 16' PUBLIC ALLEY, VACATED BY PROJECT #1004522, 05DRB-01667
 16' EASEMENTS RESERVED FOR PUBLIC SANITARY SEWER
 AND EASEMENTS GRANTED FOR PRIVATE ACCESS & DRAINAGE 05DRB-01667

TRACT B, BLOCK 2, MESA VERDE ADDITION
 FILED: NOVEMBER 17, 1939, VOL. C, FOLIO 38

LOT LINE ELIMINATED BY THIS PLAT

LOT 5-A
 BLOCK 2
 0.4567 ACRES(GROSS)
 0.4543 ACRES(NET)

RHODE ISLAND STREET N.E.
 (60' RIGHT-OF-WAY)
 (139.70')
 139.70'
 (N01°08'48"E)
 N01°08'48"E

117.37'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

WEST 1/2 OF LOT 6

155.00'
 (155.00')

LOT A-1, BLOCK 2, MESA VERDE ADDITION
 FILED: FEBRUARY 01, 1963, VOL. C20, FOLIO 153

102.56 SQ.FT.
 ADDITIONAL RIGHT-OF-WAY
 DEDICATED TO THE CITY
 OF ALBUQUERQUE
 BY THIS PLAT

N82°23'15"W
 (N82°23'15"W)

113.54'

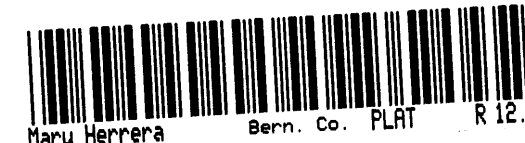
135.86'
 (135.86')

CENTRAL AVENUE
 (100' RIGHT-OF-WAY)

S79°48'26"E

2133.09'

STATION: ACS 14-K20
 X = 410329.09
 Y = 1484629.53
 GROUND TO GRID = 0.99965199
 DELTA ALPHA = -00°10'20"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



2886873816
 6461378
 Page: 2 of 2
 85/22/2886 89-51A
 Bk-2886C Pg-161

2405.06'
 N02°12'04"E
 (BASIS OF BEARINGS)

STATION: ACS 6-K20(R)
 X = 410236.75
 Y = 1482226.93
 GROUND TO GRID = 0.99965146
 DELTA ALPHA = -00°10'21"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	36.45	25.00	83°32'03"	33.31	S40°37'13"E

MONUMENT LEGEND

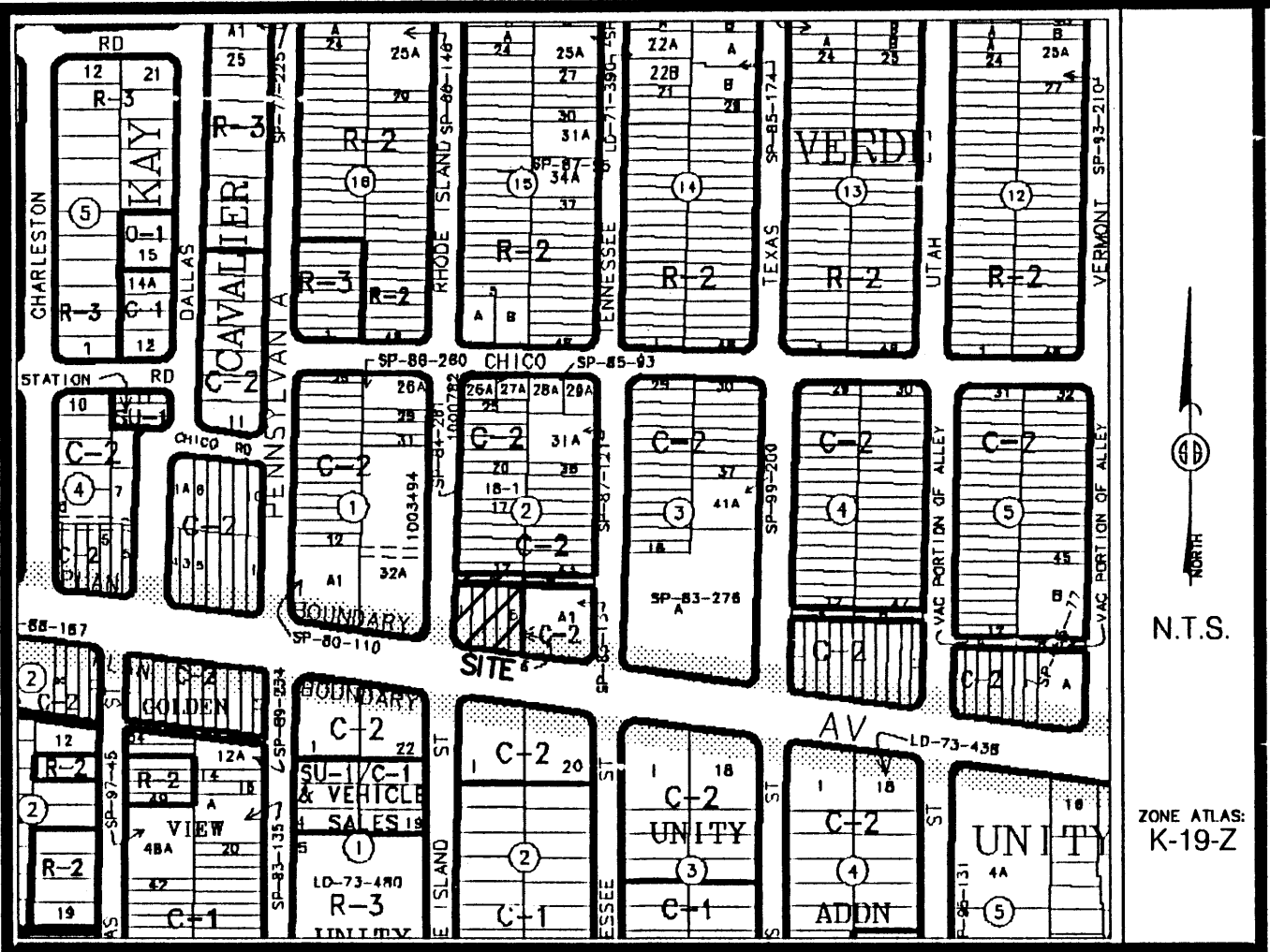
- △ - FOUND CONTROL STATION AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

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

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

T10N R4E SEC. 19



Vicinity Map

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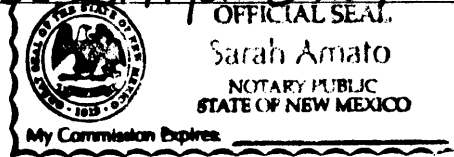
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OWNER(S) SIGNATURE: Niki Manole, Evangelina Manole-Pavlas, Soc-Co-Trustee DATE: 4-6-06
 OWNER(S) PRINT NAME: Niki Manole, Trustee, Evangelina Manole-Pavlas, Soc-Co-Trustee
 ADDRESS: P.O. Box 20065, ALBUQUERQUE, NM 87154 TRACT: _____
 ACKNOWLEDGMENT



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) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF APRIL, 2006.
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Sarah Amato
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<u>[Signature]</u>		<u>4-11-06</u>
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WATER UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
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REAL PROPERTY DIVISION		DATE

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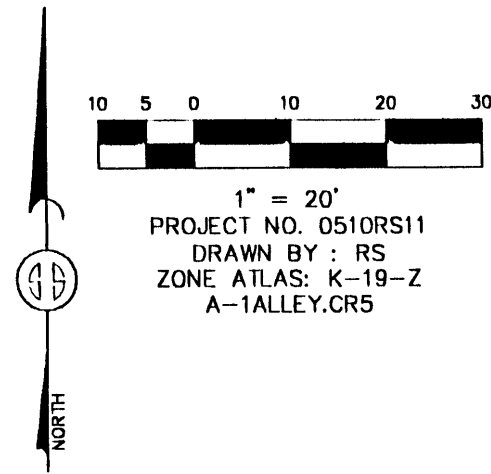
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T10N R4E SEC. 19

PLAT OF
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 WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2006
 SHEET 1 OF 2
 +FINAL
 PRELIMINARY PLAT
 APPROVED BY DRB
 ON 4/19/06

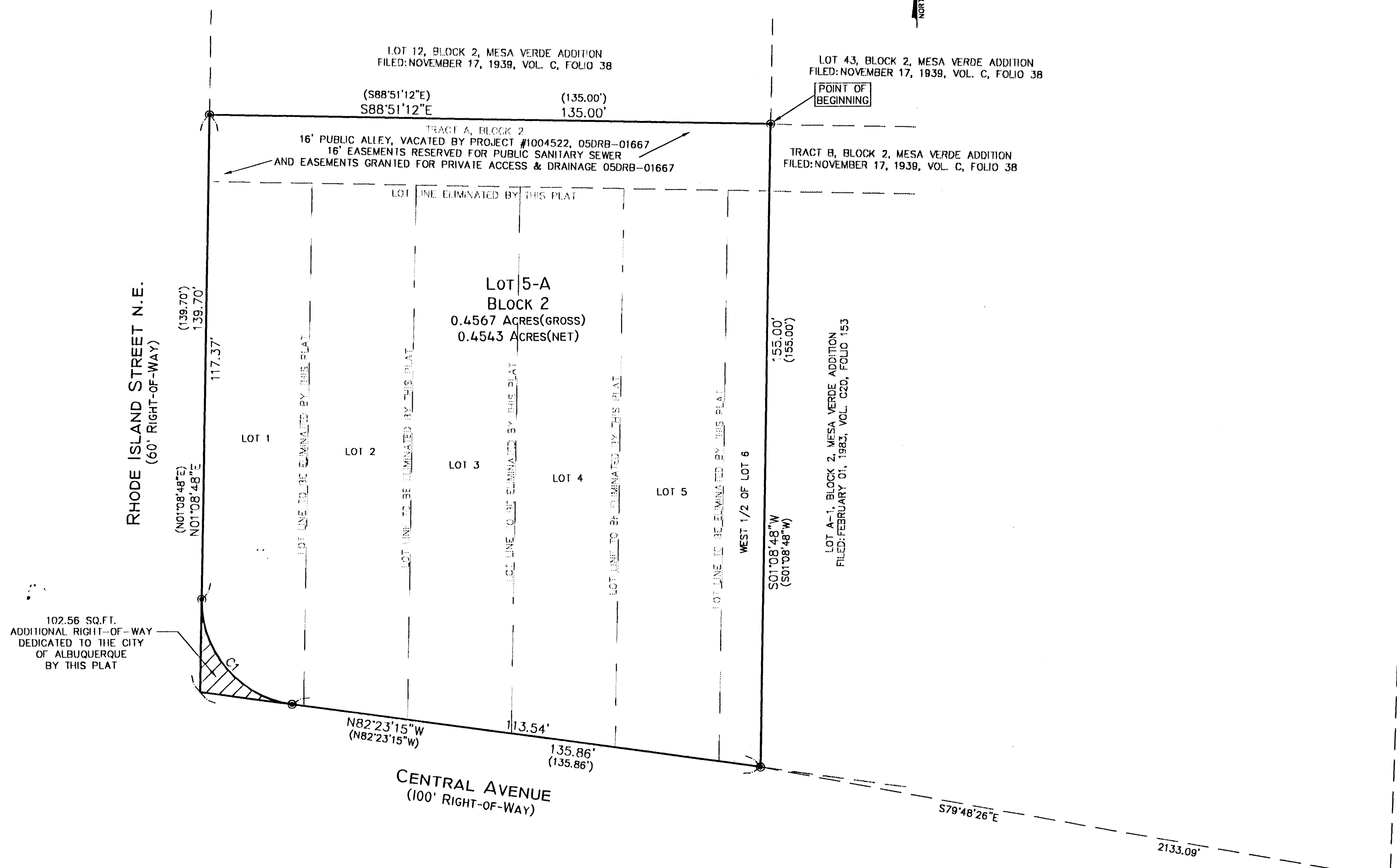
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 (BASIS OF BEARINGS)
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