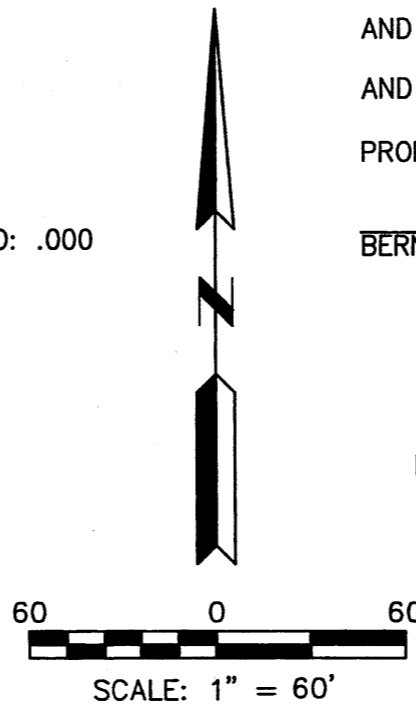


**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 1.1352 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
- 7) TALOS LOG No. 2004240038

ACS CONTROL STATION "1-B20"  
 X=410237.56  
 Y=1524092.46  
 ELEV.=5474.510 - NGVD 1929  
 CONVERGENCE=-00'10"23"  
 COMBINED FACTOR=0.99964740  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- P.U.E. PUBLIC UTILITY EASEMENT

**PLAT OF**  
**LOT 6-A-P1**  
**OAKLAND HEIGHTS SUBDIVISION**  
**AND**  
**TRACT A-1**  
**NORTH OAKLAND SUBDIVISION**  
 SITUATE WITHIN  
**PROJECTED SECTION 17**  
**T.11N., R.4E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY 2006 **\*FINAL**

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON \_\_\_\_\_**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

- |                                       |         |
|---------------------------------------|---------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT  | DATE    |
| CITY ENGINEER                         | DATE    |
| REAL PROPERTY DIVISION                | DATE    |
| TRAFFIC ENGINEER, CITY OF ALBUQUERQUE | DATE    |
| UTILITIES DEVELOPMENT                 | DATE    |
| <i>Philip W. Turner</i>               | 2-28-06 |
| CITY SURVEYOR                         | DATE    |
| PARKS AND RECREATION DEPARTMENT       | DATE    |
| A.M.A.F.C.A.                          | DATE    |
| PNM GAS & ELECTRIC SERVICES           | DATE    |
| QWEST COMMUNICATIONS                  | DATE    |
| COMCAST                               | DATE    |

**THE PURPOSE OF THIS PLAT IS TO CREATE LOT 6-A-P1 BY AFFIXING A PORTION OF EXISTING TRACT A OF OAKLAND NORTH SUBDIVISION WITH THE PRESENT LOT 6 P1 OF OAKLAND HEIGHTS SUBDIVISION. THE REMAINDER OF TRACT A SHALL CONSTITUTE TRACT A-1 OF OAKLAND NORTH SUBDIVISION.**

**PROPERTY DESCRIPTION**

ALL OF LOT 6-P1 OF OAKLAND HEIGHTS SUBDIVISION, A REPLAT OF LOTS 25, 26 AND 27, BLOCK 2, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 14, 2004, IN PLAT BOOK 2004C AT PAGE 289, AND TRACT LETTERED "A" OF OAKLAND NORTH SUBDIVISION FILED 5-20-2005 IN BOOK 2005C, PAGE 165 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DO HEREBY STATE AND CONFIRM THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ANY EASEMENTS AS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF WE HEREBY AFFIX OUR HANDS.

*David Pearson*  
 DAVID PEARSON

ROBERT B. KEERAN - PRESIDENT, LLAVE DEVELOPMENT INC.

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO } ss  
 STATE OF NEW MEXICO }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF February, 2006, BY DAVID PEARSON.

*Margaret Lopez Coplen*  
 NOTARY PUBLIC

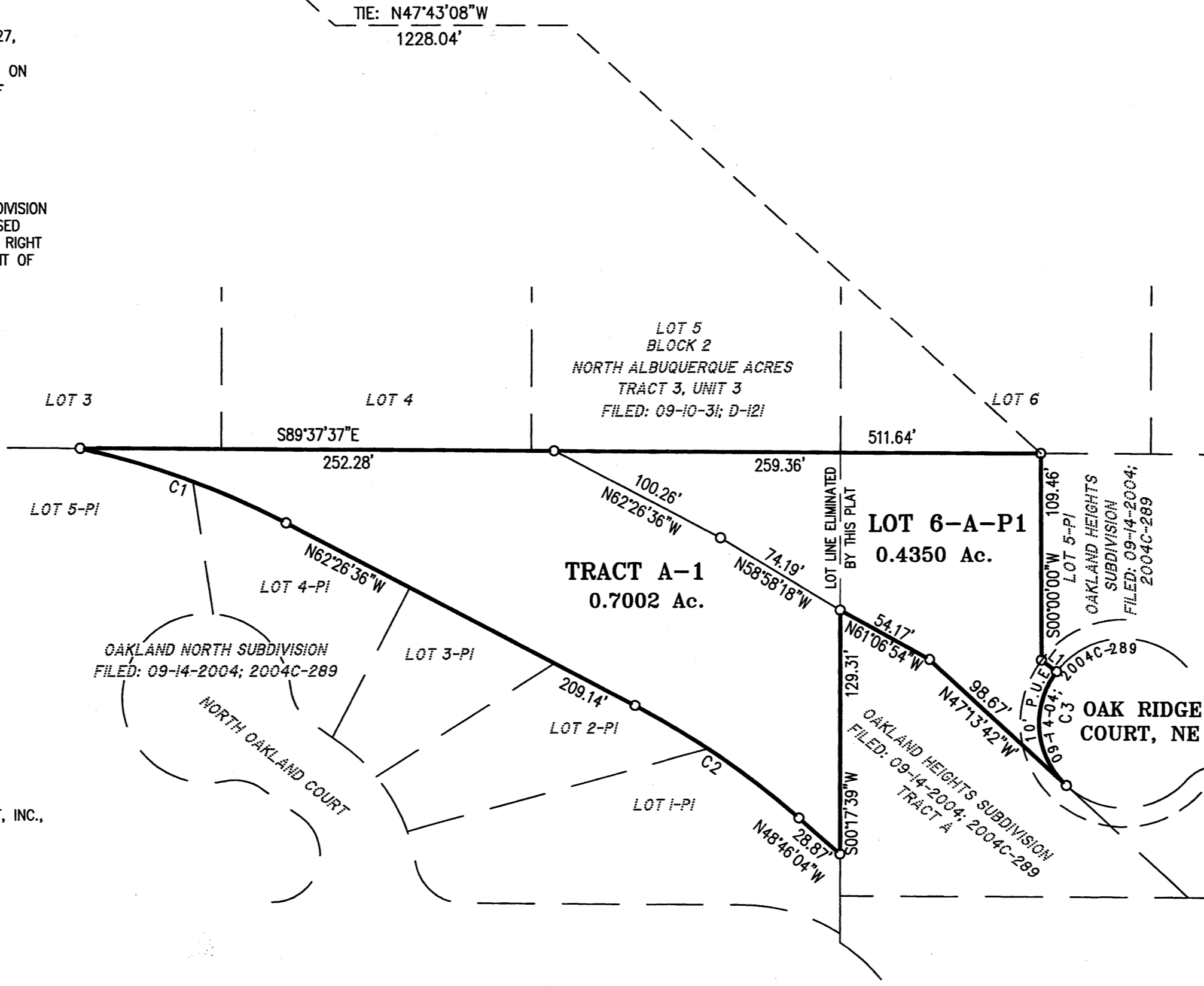
MY COMMISSION EXPIRES 8/21/09

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO } ss  
 STATE OF NEW MEXICO }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF February, 2006, BY ROBERT B. KEERAN, PRESIDENT OF LLAVE DEVELOPMENT, INC., A NEW MEXICO CORPORATION.

*Margaret Lopez Coplen*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/09



- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-C19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA AND PLAT ARE EQUIVALENT.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
  - 5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU/A.
  - 6) TRACT LETTERED "A-1" OF OAKLAND NORTH SUBDIVISION IS RESERVED FOR FUTURE DEDICATION AS AN A.M.A.F.C.A. DRAINAGE RIGHT OF WAY.

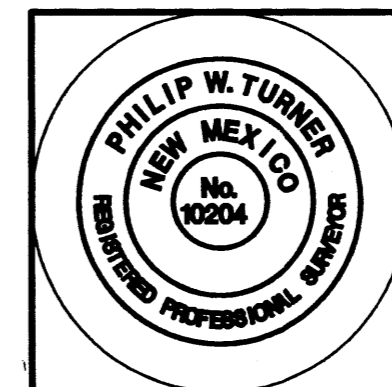
| CURVE TABLE |         |         |           |               |         |
|-------------|---------|---------|-----------|---------------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD   |
| C1          | 116.88' | 445.00' | 15°02'57" | N69°57'56"W   | 116.55' |
| C2          | 106.23' | 445.00' | 13°40'41" | N55°36'25"W   | 105.98' |
| C3          | 66.68'  | 45.00'  | 84°54'07" | S11°00'56"E   | 60.75'  |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 10.00  | S52°19'27"E |

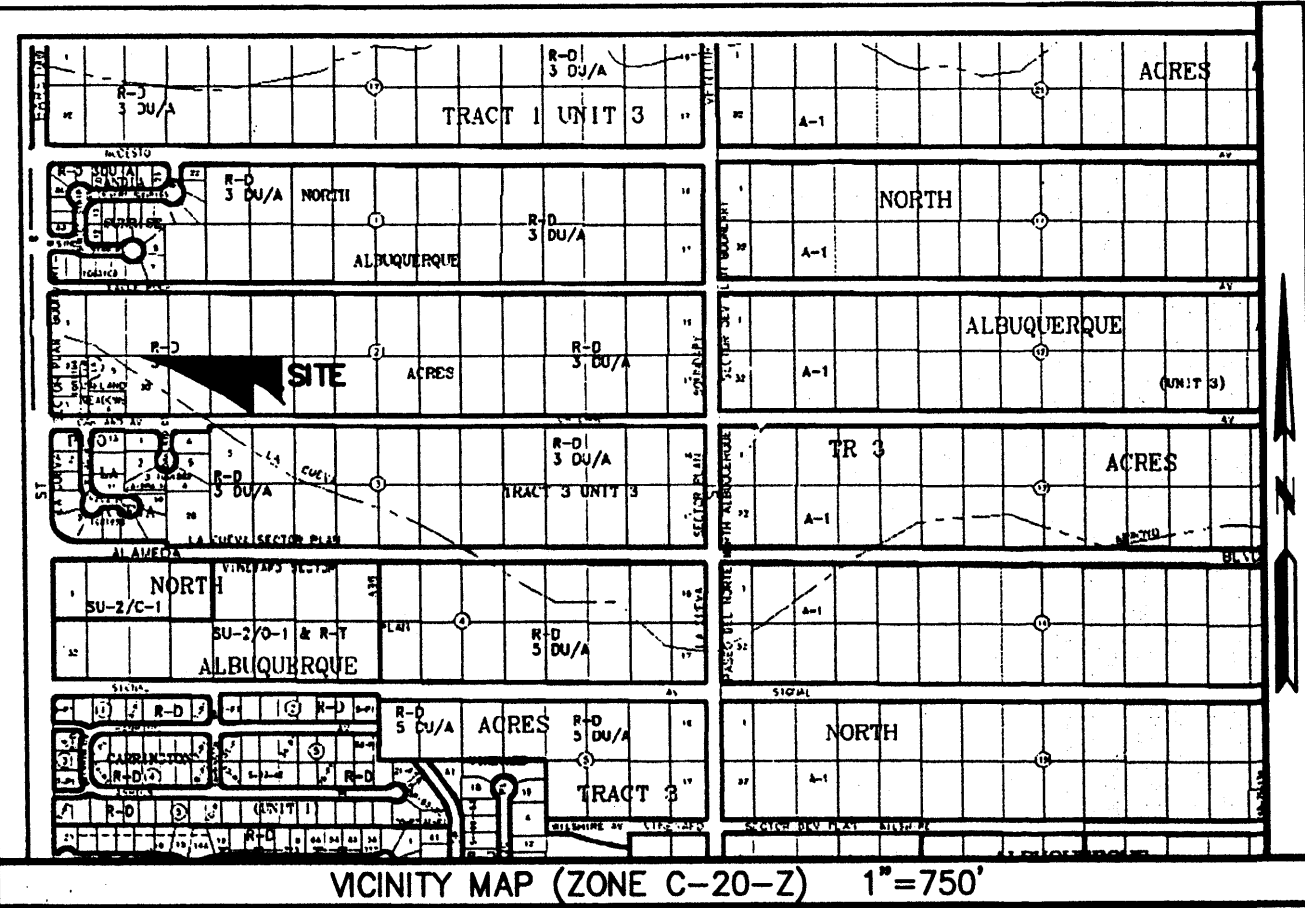
**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 25, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner* 2-27-2006  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
**OF NEW MEXICO**  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087



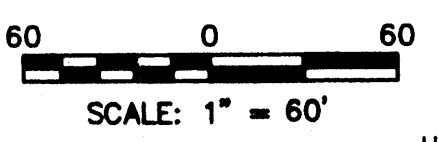
- SUBDIVISION DATA**
- 1) CASE No. \_\_\_\_\_
  - 2) ZONE ATLAS INDEX No. C-20
  - 3) GROSS SUBDIVISION AREA: 1.1352 ACRES
  - 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
  - 5) DRB PROJECT No. \_\_\_\_\_
  - 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
  - 7) TALOS LOG No. 2004240038

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 AND PAID ON UPC # 1020064081438 20442  
 AND PAID ON UPC # 1020064010440 20403 3 GET TAX CERT FOR OTHERS  
 PROPERTY OWNER OF RECORD PEARSON JOHN DAVID  
HELMICK TIM, RICCI, PATRICIA  
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**LOT 6-A-P1**  
**OAKLAND HEIGHTS SUBDIVISION**  
 AND  
**TRACT A-1**  
**NORTH OAKLAND SUBDIVISION**  
 SITUATE WITHIN  
**PROJECTED SECTION 17**  
**T.11N., R.4E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 FEBRUARY 2006

- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
  - P.U.E. PUBLIC UTILITY EASEMENT

ACS CONTROL STATION "1-B20"  
 X=410237.56  
 Y=1524092.46  
 ELEV.=5474.510 - NGVD 1929  
 CONVERGENCE=-00'10"23"  
 COMBINED FACTOR=0.99964740  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

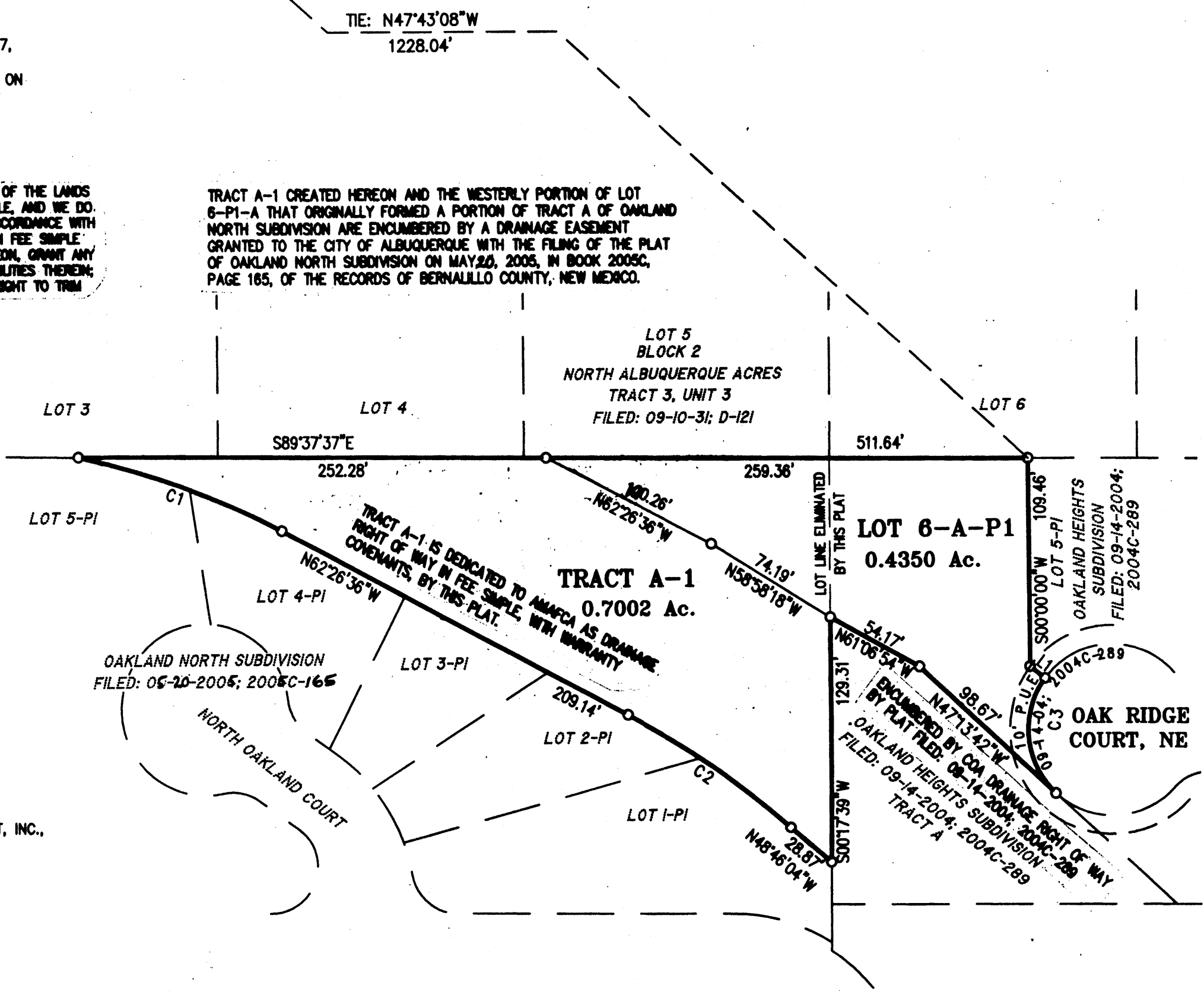


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**PROPERTY DESCRIPTION**  
 ALL OF LOT 6-P1 OF OAKLAND HEIGHTS SUBDIVISION, A REPLAT OF LOTS 25, 26 AND 27, BLOCK 2, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 14, 2004, IN PLAT BOOK 2004C AT PAGE 289, AND TRACT LETTERED "A" OF OAKLAND NORTH SUBDIVISION FILED 5-20-2005 IN BOOK 2005C, PAGE 165 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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David Pearson  
 DAVID PEARSON (JOHN DAVID PEARSON)  
 ROBERT B. KEERAN - PRESIDENT, LLAVE DEVELOPMENT INC.  
**ACKNOWLEDGMENT**  
 COUNTY OF BERNALILLO ss  
 STATE OF NEW MEXICO  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF February 2006, BY DAVID PEARSON.  
Margaret Lopez Coplen  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 8/21/109  
**ACKNOWLEDGMENT**  
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 STATE OF NEW MEXICO  
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Margaret Lopez Coplen  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 8/21/109



- APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1004721 APPLICATION NO. 06DRB-00264
- Phil Turner 4/17/06  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
  - Bradley L. Bush 4/14/06  
CITY ENGINEER DATE
  - N/A 4/17/06  
REAL PROPERTY DIVISION DATE
  - Phil Turner 3-8-06  
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE DATE
  - Phil Turner 3-8-06  
UTILITIES DEVELOPMENT DATE
  - Christina Sandoval 3/8/06  
CITY SURVEYOR DATE
  - Martin Sulez 4-13-06  
PARKS AND RECREATION DEPARTMENT DATE
  - Leoni D. Mills 3-30-06  
A.M.A.F.C.A. DATE
  - Waltera Infante 3-30-06  
PNM GAS & ELECTRIC SERVICES DATE
  - John Wilson 3-8-06  
QUEST COMMUNICATIONS DATE
  - John Wilson 3-8-06  
COMCAST DATE

**SURVEYOR'S CERTIFICATION**  
 I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 25, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.  
Philip W. Turner 2-27-2006  
 PHILIP W. TURNER N.M.P.S. 10204 DATE

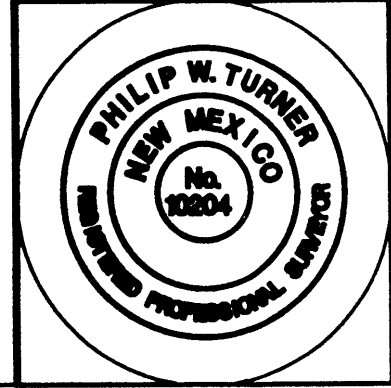
- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-C19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND.
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  - 5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU/A.
  - 6) TRACT LETTERED "A-1" OF OAKLAND NORTH SUBDIVISION IS RESERVED FOR FUTURE DEDICATION AS AN A.M.A.F.C.A. DRAINAGE RIGHT OF WAY.

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD   |
|-------|---------|---------|-----------|---------------|---------|
| C1    | 116.86' | 445.00' | 15°02'57" | N69°57'56"W   | 116.55' |
| C2    | 106.23' | 445.00' | 13°40'41" | N55°36'25"W   | 105.98' |
| C3    | 66.68'  | 45.00'  | 84°54'07" | S11°00'56"E   | 60.75'  |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 10.00  | S52°19'27"E |



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087