

VICINITY MAP (K-17) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
 LOTS 9-A AND 11-A,
 BLOCK 10
MESA GRANDE ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 9, 10, 11 AND 12, BLOCK 10,
 MESA GRANDE ADDITION
 WITHIN SW 1/4, SECTION 23, T.10N., R.3E., N.M.P.M.

FEBRUARY 2006

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

DESCRIPTION

Lots numbered Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block numbered Ten (10) of MESA GRANDE ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1931, in Map Book C2, Folio 27.

FREE CONSENT AND DEDICATION

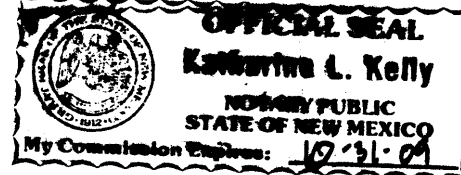
This Replat creating Lots 9-A and 11-A, Block 10, Mesa Grande Addition, granting of private easements and dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants, is with the free act and deed and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land shown hereon.

Coe Properties, Inc., by Steve Coe, President

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 10th day of March, 2006, the foregoing instrument was acknowledged before me by Steve Coe, President, Coe Properties Inc., a New Mexico Corporation, on behalf of said Corporation.

My Commission expires 10-31-09



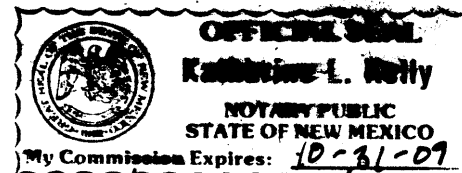
Katherine L. Kelly
 Notary Public

J. C. Peterson, Managing Partner, JCP Investments LLC

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 20th day of March, 2006, the foregoing instrument was acknowledged before me by J. C. Peterson, Managing Partner, JCP Investments LLC, a New Mexico Limited Liability Company, on behalf of said Company.

My Commission expires 10-31-09



Katherine L. Kelly
 Notary Public

SUBMISSION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. K-17
3. Current Zoning O-R
4. Gross acreage 0.6147
5. Total Number of Lots created - 0 -
6. TALOS LOG NO. 2006032665

PURPOSE OF PLAT

This plat has been prepared for the purposes of eliminating interior lot lines, creating a new lot line, dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants, and granting of private easements.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, MAD 1927.
2. Perimeter distances are field measurements and were made on the ground. Bearings and distances in parenthesis are from Plat of MESA GRANDE ADDITION, filed July 18, 1931, in Plat Book C2, Folio 27.
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. Existing 5 foot public utility easement granted by document recorded in Book Misc. 3, Page 90.
6. A 33.5 foot Private Access and Drainage Easement for the benefit of Lots 9-A and 11-A is granted by this plat. Maintenance of said easement is the responsibility of the owners of Lots 9-A and 11-A.
7. A 7 foot Private Pedestrian Access Easement for the benefit of Lots 9-A and 11-A is granted by this plat. Maintenance of said easement is the responsibility of the owners of Lots 9-A and 11-A.
8. Additional right-of-way for the existing 16 foot alley dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. 592.14 square feet.

PROJECT NUMBER: _____

Application Number: _____

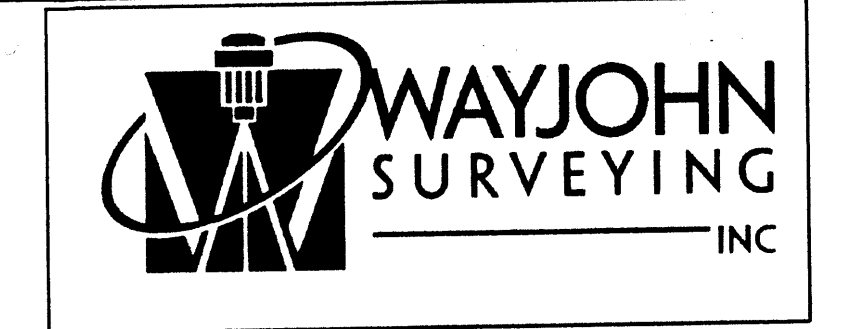
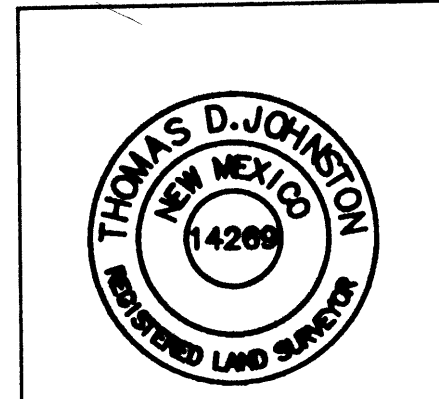
City Approvals:

<i>[Signature]</i>	<u>3-20-06</u>
City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFC	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 3.15.06
 Date
 Thomas D. Johnston, N.M.P.S. No. 14269



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
	1" = 20'	CSP-2-01-05
CHECKED: T D J	DRAWING NO.	SHEET 1 OF 2
CSP20105.DWG	24 FEB 2006	

INDEXING INFORMATION FOR COUNTY CLERK OWNERS:
 COE PROPERTIES/JCP INVESTMENTS LLC
 LOCATION: SECTION 23
 T. 10 N., R. 3 E., N.M.P.M.
 SUBDIVISION: MESA GRANDE ADDITION

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 013 065 107 062 30407, 1 013 065 106 070 30408
 1 013 065 106 074 30409
 PROPERTY OWNER OF RECORD:
 COE PROPERTIES INC.; JCP INVESTMENTS LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

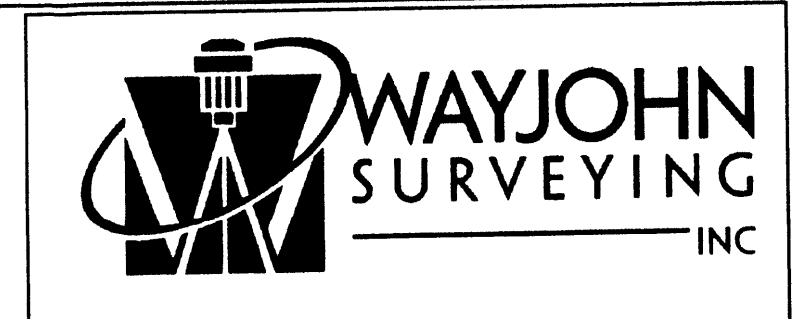
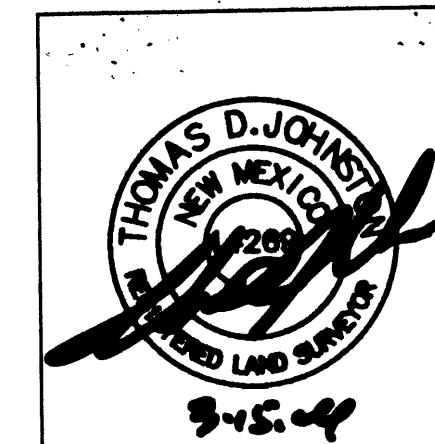
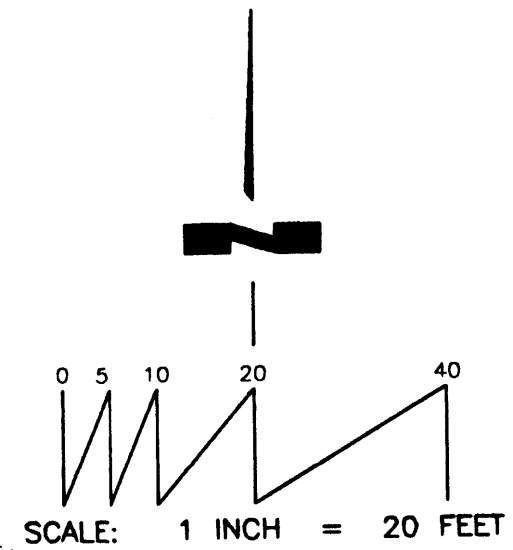
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FEBRUARY 2006

LEGEND:

- A: SET "+" IN CONCRETE
- B: SET PK NAIL AND DISK "PS 14269" IN WALL



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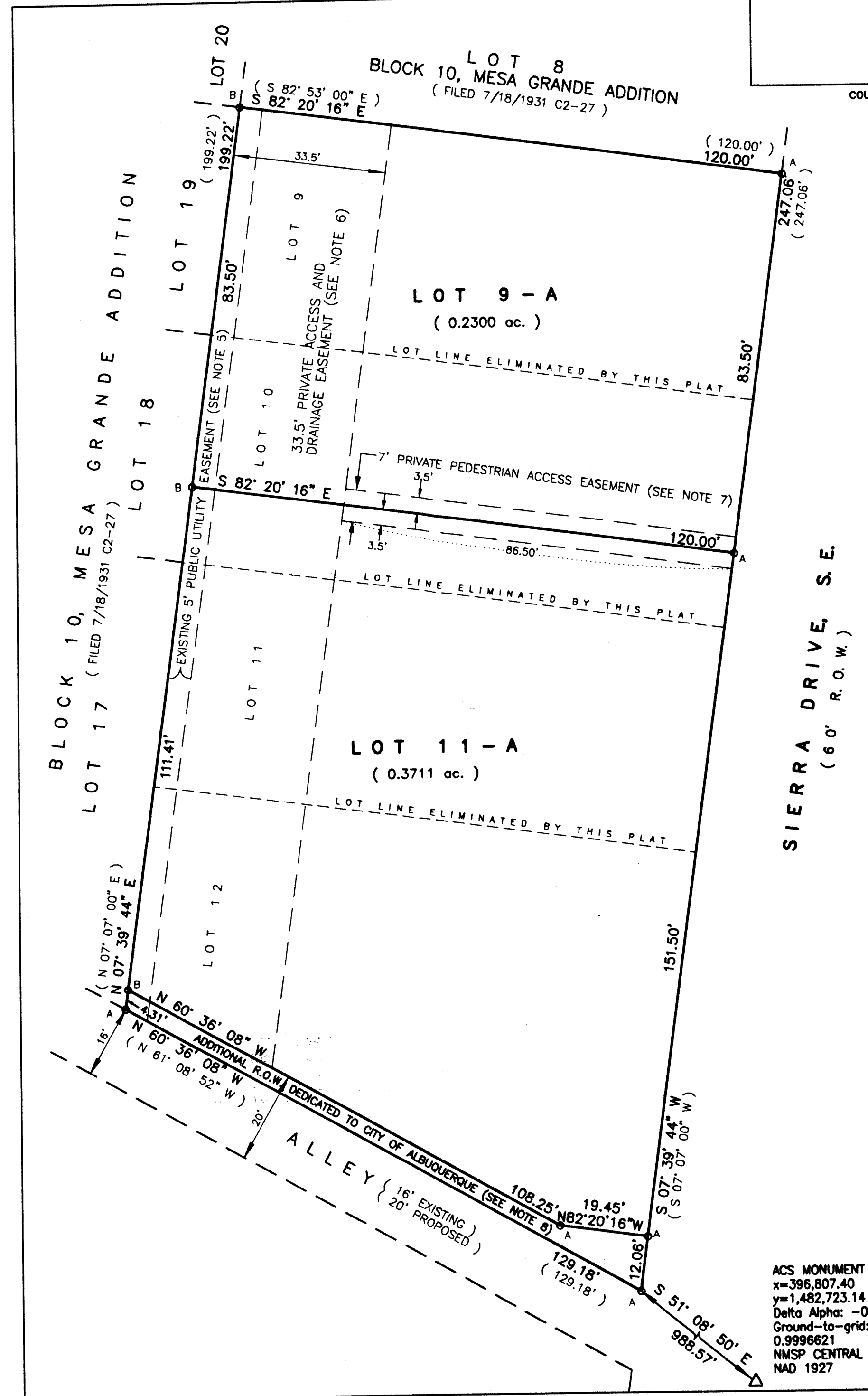
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 CSP20105.DWG

SCALE:
 1" = 20'
 24 FEB 2006

FILE NO.
 CSP-2-01-05
 SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "8-K-17"
 x=396,807.40
 y=1,482,723.14
 Delta Alpha: -00°11'53"
 Ground-to-grid:
 0.9998621
 NMSP CENTRAL ZONE
 NAD 1927