

Vicinity Map

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 6-G13A AND 10-G13A, 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 MANCHESTER PLACE SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 20th 1929 IN VOLUME C2, FOLIO 117.
6. GROSS AREA: 0.8999 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED RA-2.

STATION: 10-G13-A  
 X = 373478.96  
 Y = 1501045.77  
 GROUND TO GRID = 0.9996792  
 DELTA ALPHA = -0'14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

LOT 9  
 MANCHESTER PLACE ADDITION  
 FILED NOVEMBER 25, 1992  
 (92C, 255)

LOT 14  
 MANCHESTER PLACE ADDITION  
 FILED MAY 20, 1929  
 ( VOLUME C2, FOLIO 117)

STATION: 6-G13A RESET  
 X = 375498.02  
 Y = 1500656.54  
 GROUND TO GRID = 0.9996802  
 DELTA ALPHA = -0'14'22"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

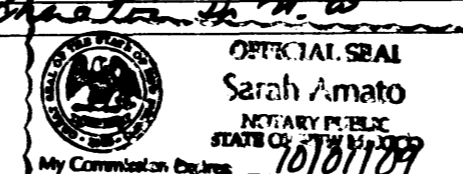
PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

LEGAL DESCRIPTION  
 Lots numbered Ten (10) and Thirteen (13) plat of MANCHESTER PLACE ADDITION, to the City of Albuquerque, 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 29, 1929 in Volume C2, folio 117.

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.

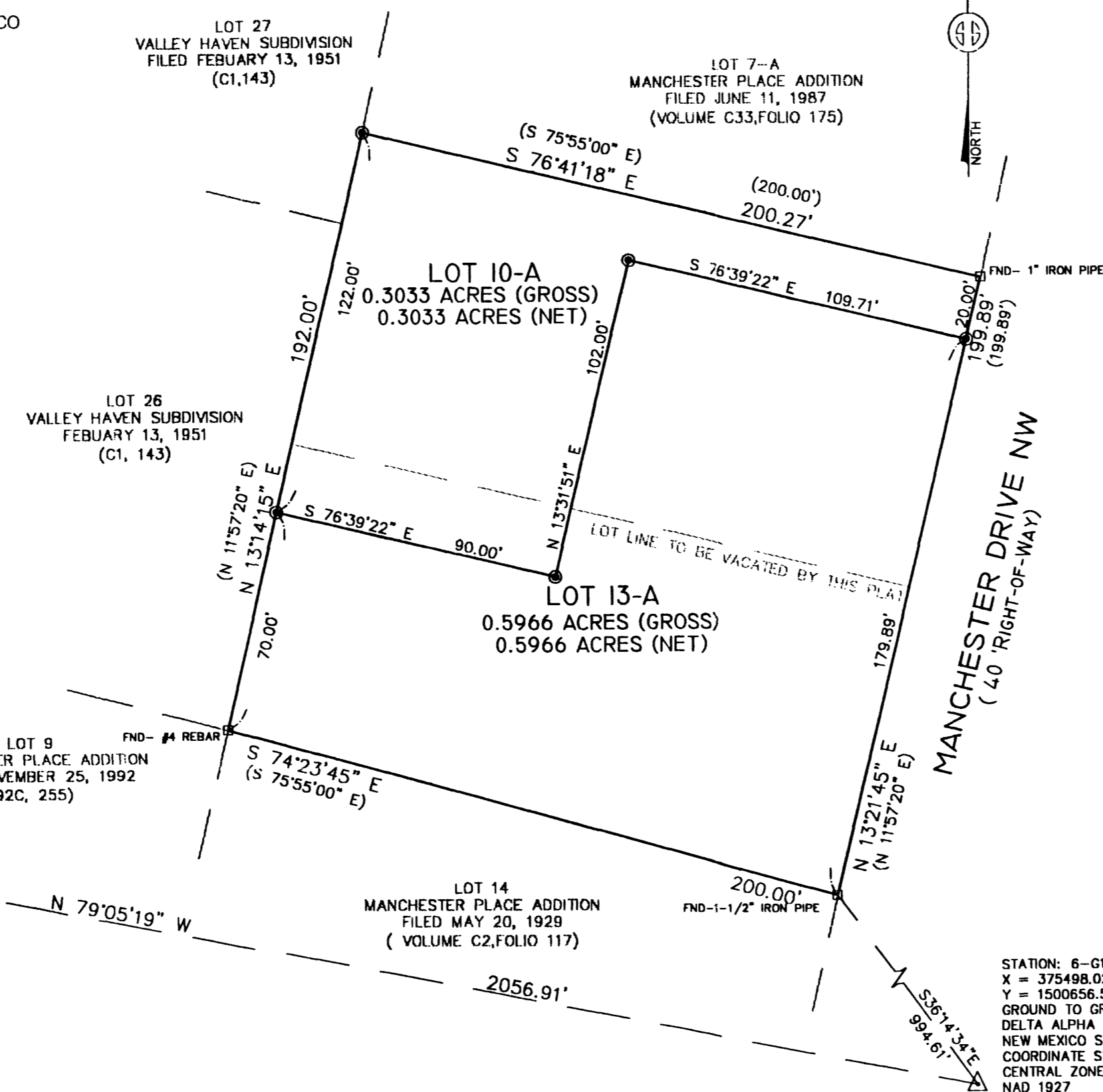
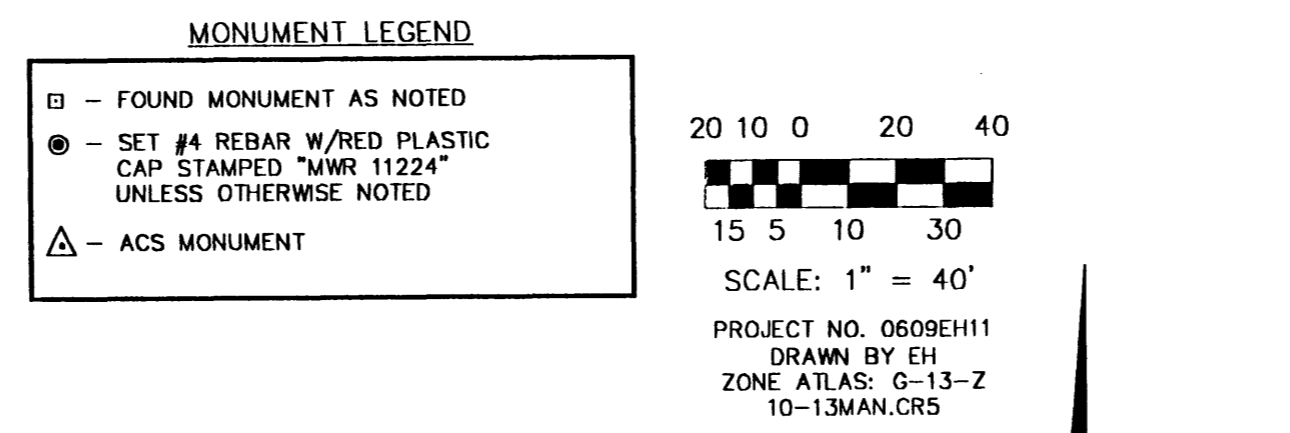
OWNER(S) SIGNATURE: John H. Jackson DATE: 10-9-06  
 OWNER(S) PRINT NAME: John H. Jackson  
 ADDRESS: 3164 Manchester Pl. N.E. TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October, 2006.  
 BY: John H. Jackson  
 MY COMMISSION EXPIRES: 10/10/09  
Sarah Amato  
 NOTARY PUBLIC



PLAT OF  
 LOTS 10-A AND 13-A  
 MANCHESTER PLACE ADDITION  
 PROJECTED SECTION 6,  
 T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2006

DISCLOSURE STATEMENT  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS.

CITY APPROVALS: PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>	<u>10-10-06</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
WATER UTILITIES DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	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.

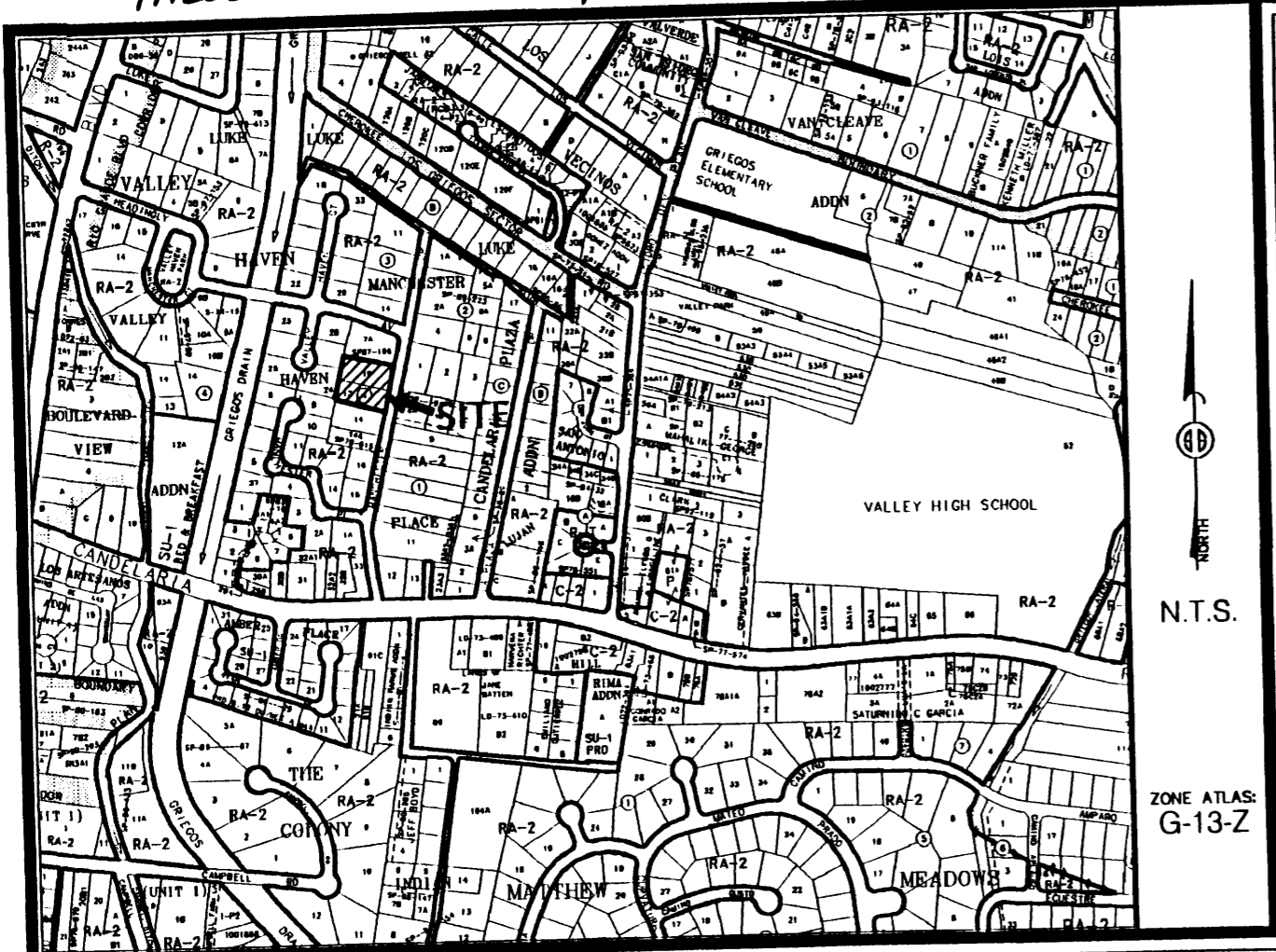
Mitchell W. Reynolds 10-09-06  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

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

T10N R3E SEC. 6



Vicinity Map

SUBDIVISION DATA / NOTES

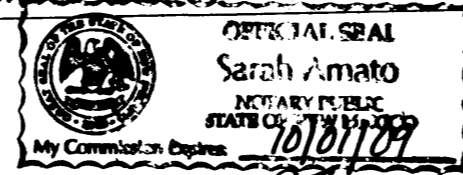
- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 6-G13A AND 10-G13A, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF MANCHESTER PLACE SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 20th 1929 IN VOLUME C2, FOLIO 117.
- GROSS AREA: 0.8999 ACRES
- NUMBER OF EXISTING LOTS: 2
- NUMBER OF LOTS CREATED: 2
- PROPERTY IS ZONED RA-2.
- THE 20' PRIVATE ACCESS, SANITARY SEWER & WATER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOT 10-A AND 13A AND IS TO BE MAINTAINED BY SAID OWNERS.

LEGAL DESCRIPTION  
Lots numbered 10 and 13 in Block 4, plat of MANCHESTER PLACE ADDITION, to the City of Albuquerque, 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 29, 1929 in Volume C2, folio 117.

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.

OWNER(S) SIGNATURE: John H. Jackson DATE: 10-9-06  
 OWNER(S) PRINT NAME: John H. Jackson  
 ADDRESS: 3164 Manchester Pl. N.W. TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October, 2006.  
 BY: John H. Jackson  
 MY COMMISSION EXPIRES: 10/10/09 Sarah Amato  
 NOTARY PUBLIC



PLAT OF  
LOTS 10-A AND 13-A, BLOCK 4  
MANCHESTER PLACE ADDITION  
PROJECTED SECTION 6,  
T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2006

DISCLOSURE STATEMENT

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CITY APPROVALS: PROJECT NO.: 1005085 APPLICATION NO. 06 DLR-01489

<u>[Signature]</u>	<u>10-10-06</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>10-18-06</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Dandora</u>	<u>10/18/06</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>10-18-06</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley J. Binham</u>	<u>10/18/06</u>
A.M.A.F.C.A.	DATE
<u>Bradley J. Binham</u>	<u>10/18/06</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>10/18/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET #4 REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED
- △ - ACS MONUMENT

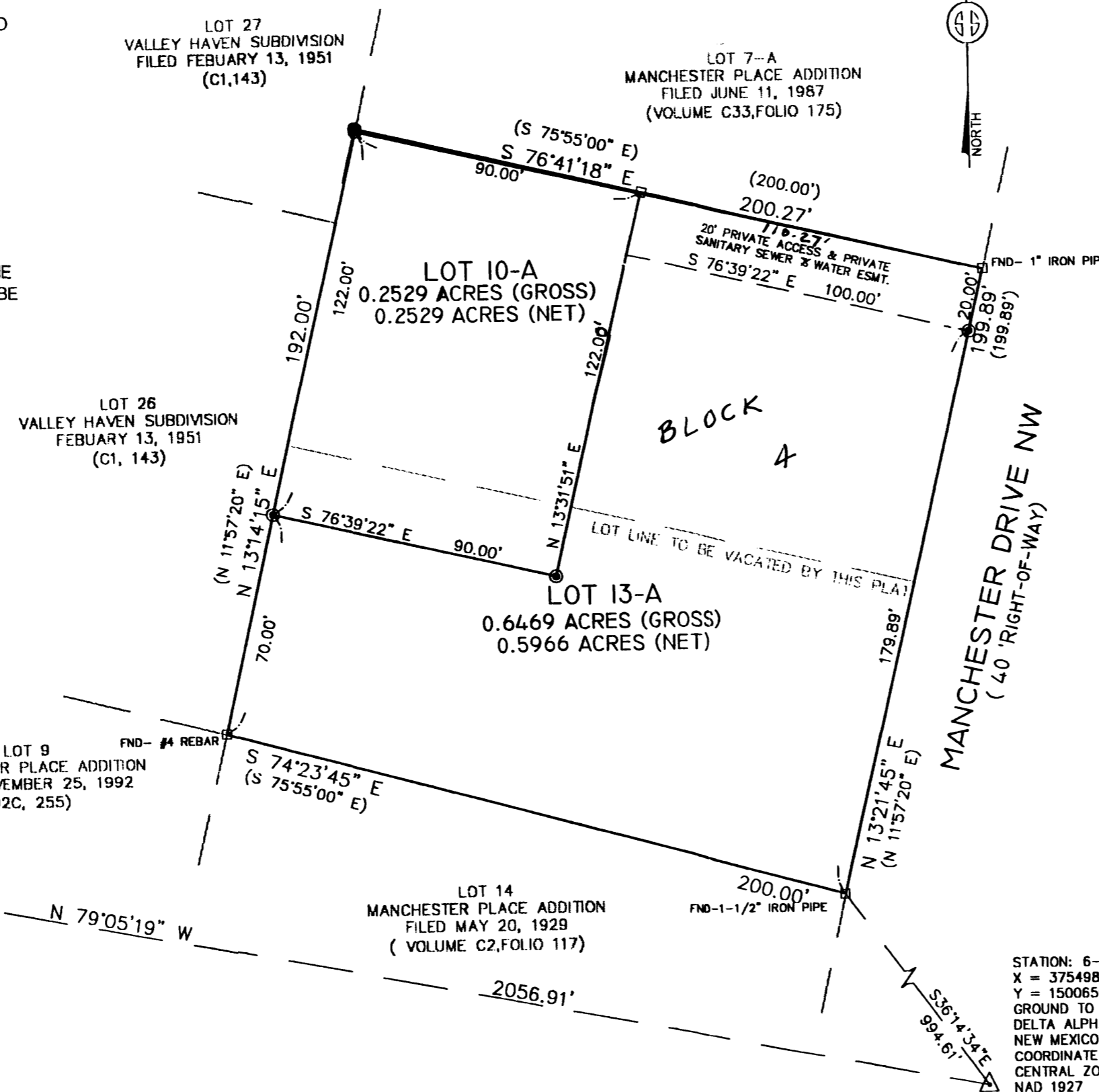
20 10 0 20 40



15 5 10 30

SCALE: 1" = 40'

PROJECT NO. 0609EH11  
DRAWN BY EH  
ZONE ATLAS: G-13-Z  
10-13MAN.CRS



STATION: 10-G13-A  
X = 373478.96  
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GROUND TO GRID = 0.9996792  
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NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

LOT 9  
MANCHESTER PLACE ADDITION  
FILED NOVEMBER 25, 1992  
(92C, 255)

LOT 14  
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( VOLUME C2,FOLIO 117)

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CENTRAL ZONE  
NAD 1927

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Mitchell W. Reynolds 10-09-06  
 Mitchell W. Reynolds  
 New Mexico Professional Surveyor, 11224  
 Date



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

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

T10N R3E SEC. 6

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1013-060-163371-20574  
 PROPERTY OWNER OF RECORD: Jackson John H. Jr.

BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature] 10/30/06