

LEGAL DESCRIPTION

LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED SIX (6) OF MONTE VISTA, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 14, 1926 IN VOLUME D FOLIO 90, TOGETHER WITH THAT PORTION OF THE PUBLIC ALLEY VACATED BY VACATION ORDINANCE No. V-76-37, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF WELLESLEY AVENUE, WHENCE CITY OF ALBUQUERQUE, CONTROL STATION "15-K-16" HAVING NEW MEXICO STATE PLANE COORDINATE OF (CENTRAL ZONE, NAD, 1927) X = 391,514.58 AND Y = 1,484,854.90 BEARS N 88° 02' 54" W, A DISTANCE OF 1494.80 FEET, RUNNING THENCE N 01° 01' 00" E, ALONG THE EASTERLY LINE OF WELLESLEY AVENUE, N 23° 43' 06" W A DISTANCE OF 64.77 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE EASTERLY LINE OF WELLESLEY AVENUE, A DISTANCE OF 141.25 FEET TO THE NORTHWESTERLY CORNER; THENCE N 33° 29' 49" E, A DISTANCE OF 63.94 FEET TO THE NORTHEASTERLY CORNER; THENCE S 42° 18' 24" E, A DISTANCE OF 102.91 FEET TO A POINT; THENCE S 33° 29' 49" W, A DISTANCE OF 17.14 FEET TO A POINT; S 04° 01' 01" W, A DISTANCE OF 9.04 FEET TO A POINT; THENCE S 56° 30' 30" E, A DISTANCE OF 141.62 FEET TO A POINT; THENCE S 00° 44' 31" W, A DISTANCE OF 72.61 FEET TO THE SOUTHEAST CORNER; THENCE N 88° 59' 00" W, A DISTANCE OF 155.99 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.6055 ACRES MORE OR LESS

**PLAT OF
LOTS 3-A, 4-A, 4-B AND 5-A
BLOCK 6
MONTE VISTA SUBDIVISION**

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

PROJECT NUMBER: 1005109
APPLICATION NUMBER: 0602B-01257

UTILITY APPROVALS:	DATE
PNM ELECTRIC SERVICES	N/A ^{ag} 10/20/06
PNM GAS SERVICES	N/A ^{ag} 10/20/06
QWEST TELECOMMUNICATIONS	N/A ^{ag} 10/20/06
COMCAST	N/A ^{ag} 10/20/06
NEW MEXICO UTILITIES	N/A ^{ag} 10/20/06

CITY APPROVALS:	DATE
CITY SURVEYOR	<i>[Signature]</i> 8-23-06
*REAL PROPERTY DIVISION (CONDITIONAL)	N/A ^{ag} 10/20/06
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A ^{ag} 10/20/06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i> 10-18-06
UTILITIES DEVELOPMENT	<i>[Signature]</i> 9-6-06
PARKS AND RECREATION DEPARTMENT	<i>[Signature]</i> 9-6-06
AMAFCA	<i>[Signature]</i> 9/6/06
CITY ENGINEER	<i>[Signature]</i> 9-6-06
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i> 10/20/06

VICINITY MAP No. K-16

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO ADD THE VACATED ALLEY TO THE LOTS AND DIVIDE LOTS 3, 4 AND 5 INTO 4 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.6055 ACRES.
 - TALOS LOG NO. 2006723194
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY, 2006
 - CURRENT ZONING: R-1

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 8-22-06
DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 22nd DAY OF AUGUST, 2006

BY: STEVEN L. COE OWNERS NAME
OWNER

OFFICIAL SEAL
COLLEEN R. McGRATH
NOTARY PUBLIC - STATE OF NEW MEXICO
MY COMMISSION EXPIRES: 10/19/09 BY: *[Signature]*
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) s.s.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 22nd DAY OF AUGUST, 2006.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463

OFFICIAL SEAL
ANTHONY L. HARRIS
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL LAND SURVEYOR
#11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8066
2418-D BUNNELL STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8945



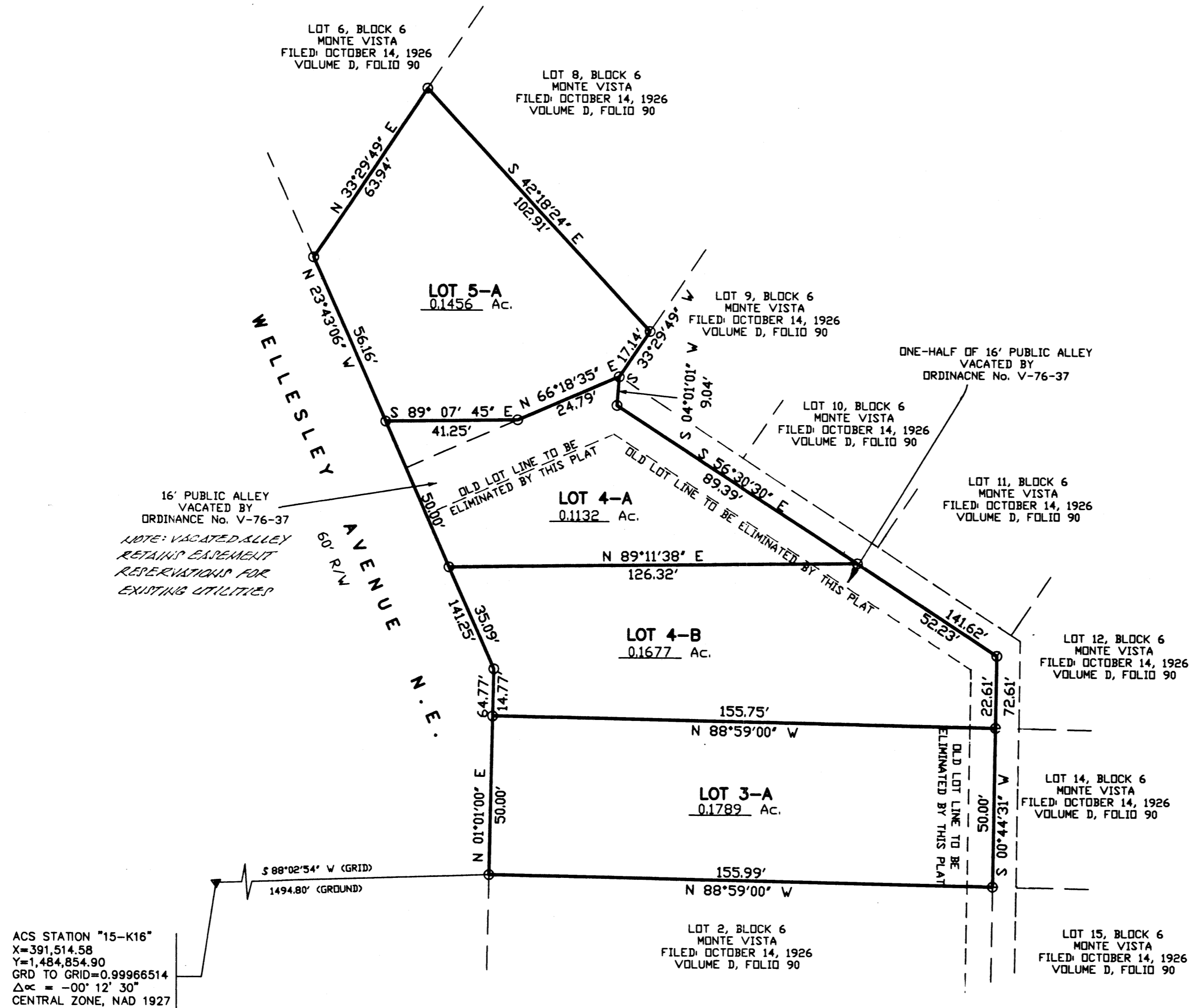
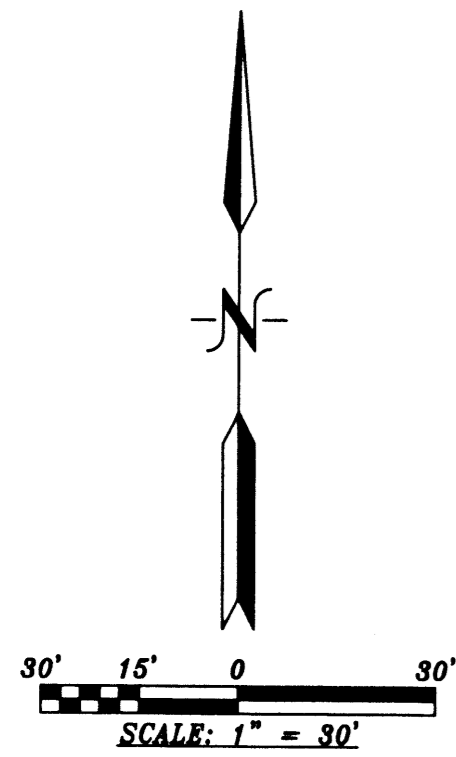
06-1508.DWG (JULY, 2006)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1011005741331510593-1011005741330510594 George Kotsion
PROPERTY OWNER OF RECORD: Churchwest LLC + Gabriel
BERNALILLO CO. TREASURER'S OFFICE: Yorlene mares Tel: 10-80-06

SHEET 1 OF 2

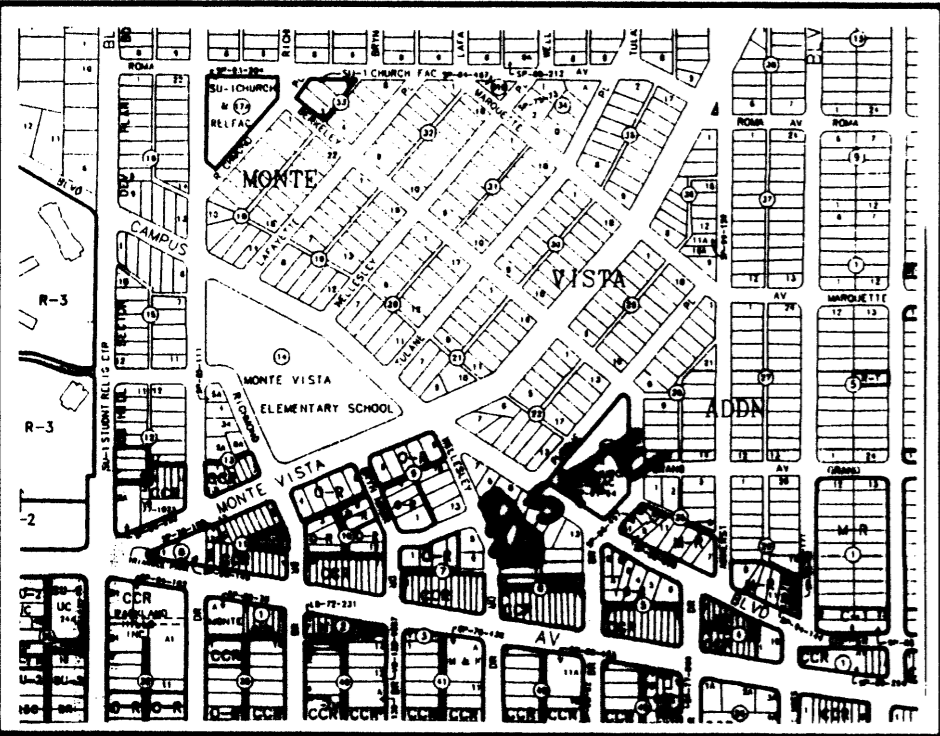
**PLAT OF
LOTS 3-A, 4-A, 4-B AND 5-A
BLOCK 6
MONTE VISTA SUBDIVISION**

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006



AREA TABLE

LOT	SQUARE FEET	ACRES
5-A	6343.55 sq. ft	0.1456 Ac.
4-A	4929.24 sq. ft	0.1132 Ac.
4-B	7307.1536 sq. ft	0.1677 Ac.
3-A	7793.4968 sq. ft	0.1789 a.c.



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BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

VICINITY MAP No. K-16

PURPOSE OF PLAT:

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GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.6055 ACRES.
- 4: TALOS LOG NO. 2006723194
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: JULY, 2006
- 9: CURRENT ZONING: R-1

Final
**PRELIMINARY PLAT
APPROVED BY DRB**
ON 9/6/06 DATE

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR [Signature] 8-23-06 DATE
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 UTILITIES DEVELOPMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

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[Signature] 8-22-06
DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 22nd DAY OF AUGUST 2006
 BY: STEVEN L. COE OFFICIAL SEAL COLLEEN R. McGRATH
 OWNERS NAME Anthony Harris OWNER NOTARY PUBLIC-STATE OF NEW MEXICO
 MY COMMISSION EXPIRES: 10/19/09 BY: [Signature] My Commission Expires: 10/19/09
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 22nd DAY OF August, 2006.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11483



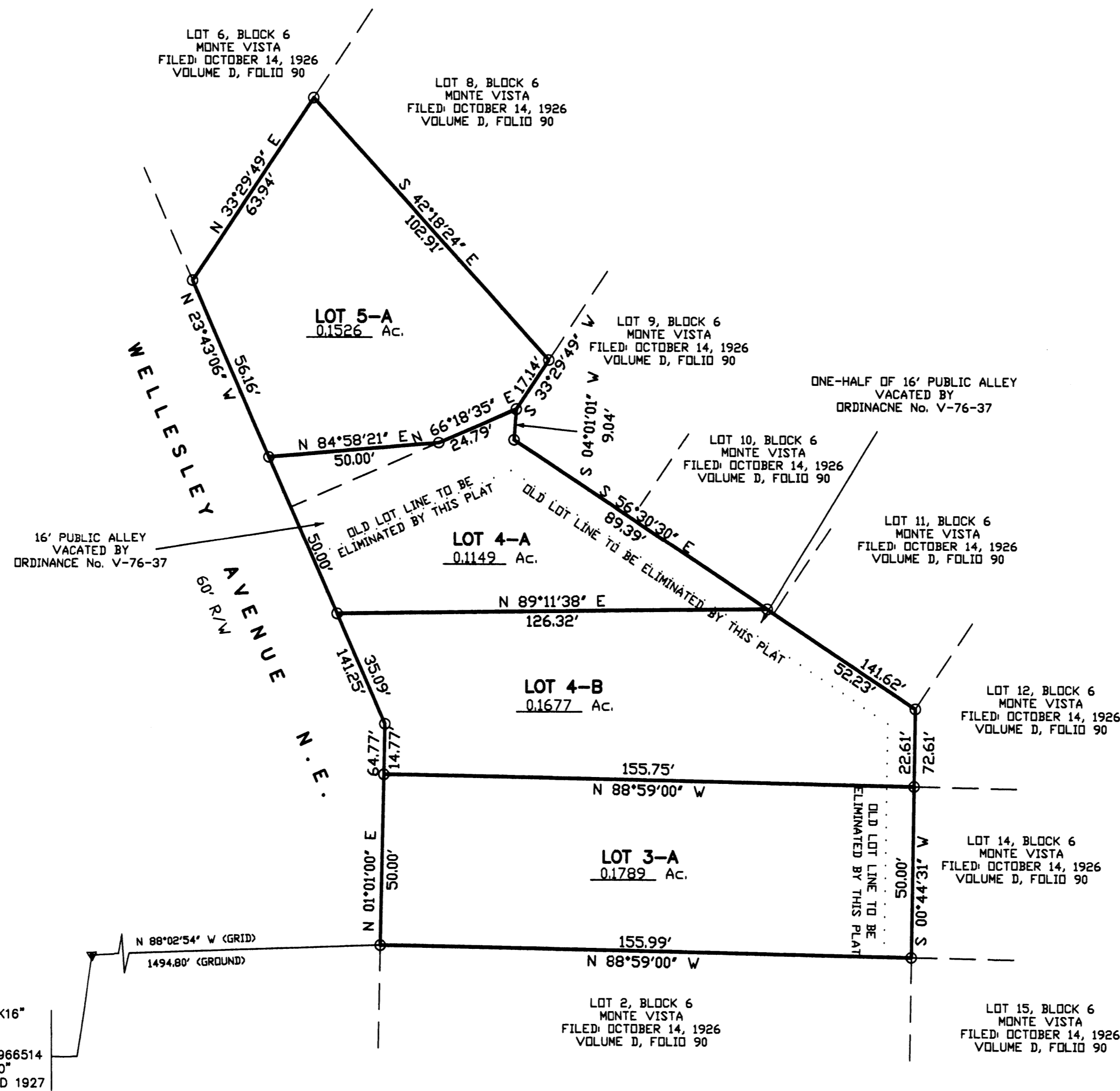
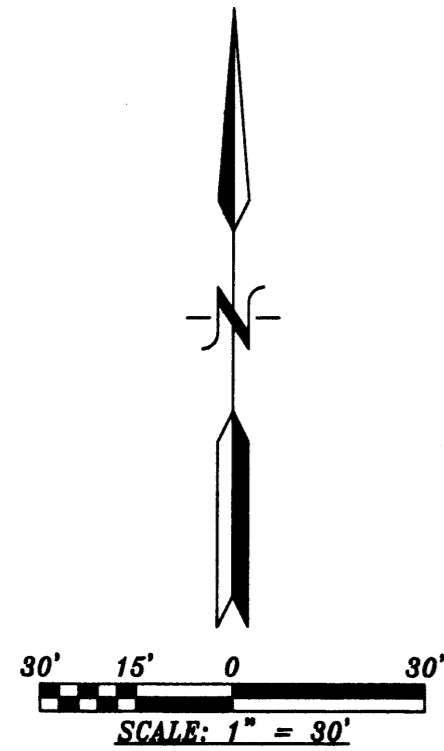
W&S SURVEYING, INC. PHONE: (505) 889-8888
 1212 1/2 WILSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8845

06-1508.DWG (JULY, 2006)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

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AREA TABLE

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