

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 5-K20 AND 6-K20(R), AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF BUENA VENTURA SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941 IN VOLUME C1, FOLIO 8.
6. GROSS AREA: 1.0759 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED **C-2**
10. THE RECIPROCAL PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS B-1 AND B-2 AND IS TO BE MAINTAINED BY SAID OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-020-057-427603-40502
 PROPERTY OWNER OF RECORD:
 Paul E. Beatty Isabel Chung
 BERNALILLO COUNTY TREASURERS OFFICE: 9-27-06

LEGAL DESCRIPTION

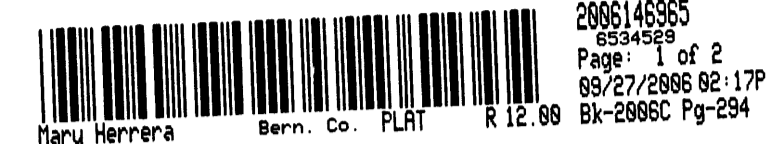
The East half of Lots lettered "A" and "B" in Block numbered Five (5) of BUENA VENTURA, a subdivision in School District No. 13, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk on Bernalillo County, New Mexico, on September 11, 1941, in Plat Book C1, page 8, and being more particularly described as follows:
 BEGINNING at the northeast corner of said Lot B, being a point on the West right-of-way of Conchas Street NE; thence from said POINT OF BEGINNING along said right-of-way S 00° 19' 39" E, 336.01 feet to the southeast corner, being a point of intersection with the North right-of-way of Central Avenue NE; thence along said right-of-way N 82° 19' 09" W, 145.22 feet to the southwest corner; thence leaving said right-of-way N 00° 19' 39" W, 315.78 feet to the northwest corner; thence N 89° 40' 21" E, 143.80 feet to the POINT OF BEGINNING and containing 1.0759 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.

OWNER(S) SIGNATURE: Paul E. Beatty DATE: 9-13-06
 OWNER(S) PRINT NAME: PAUL E. BEATTY
 ADDRESS: 1413 DAKOTA NE, ALBU, NM 87110 TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL: Sarah Amato, Notary Public, State of New Mexico, My Commission Expires 10/01/09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF SEPTEMBER, 2006.
 BY: PAUL E. BEATTY
 MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
 NOTARY PUBLIC

PLAT OF
 LOTS B-1 & B-2, BLOCK 5
 BUENA VENTURA SUBDIVISION
 SECTIONS 20 & 29, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2006
 SHEET 1 OF 2



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE EAST HALF OF TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS, TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN

CITY APPROVALS: PROJECT NO.: 1005152 APPLICATION NO. 06DRB-01363
PLB Hat 9-15-06
 CITY SURVEYOR DATE
SPH dy 9-27-06
 TRAFFIC ENGINEERING DATE
Christina Sandoval 9/27/06
 PARKS & RECREATION DEPARTMENT DATE
Roger Green 9-27-06
 WATER UTILITIES DEPARTMENT DATE
Bradley L. Bingham 9/27/06
 A.M.A.F.C.A. DATE
Bradley L. Bingham 9/27/06
 CITY ENGINEER DATE
 for Andrew Amis 9/27/06
 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 09-13-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

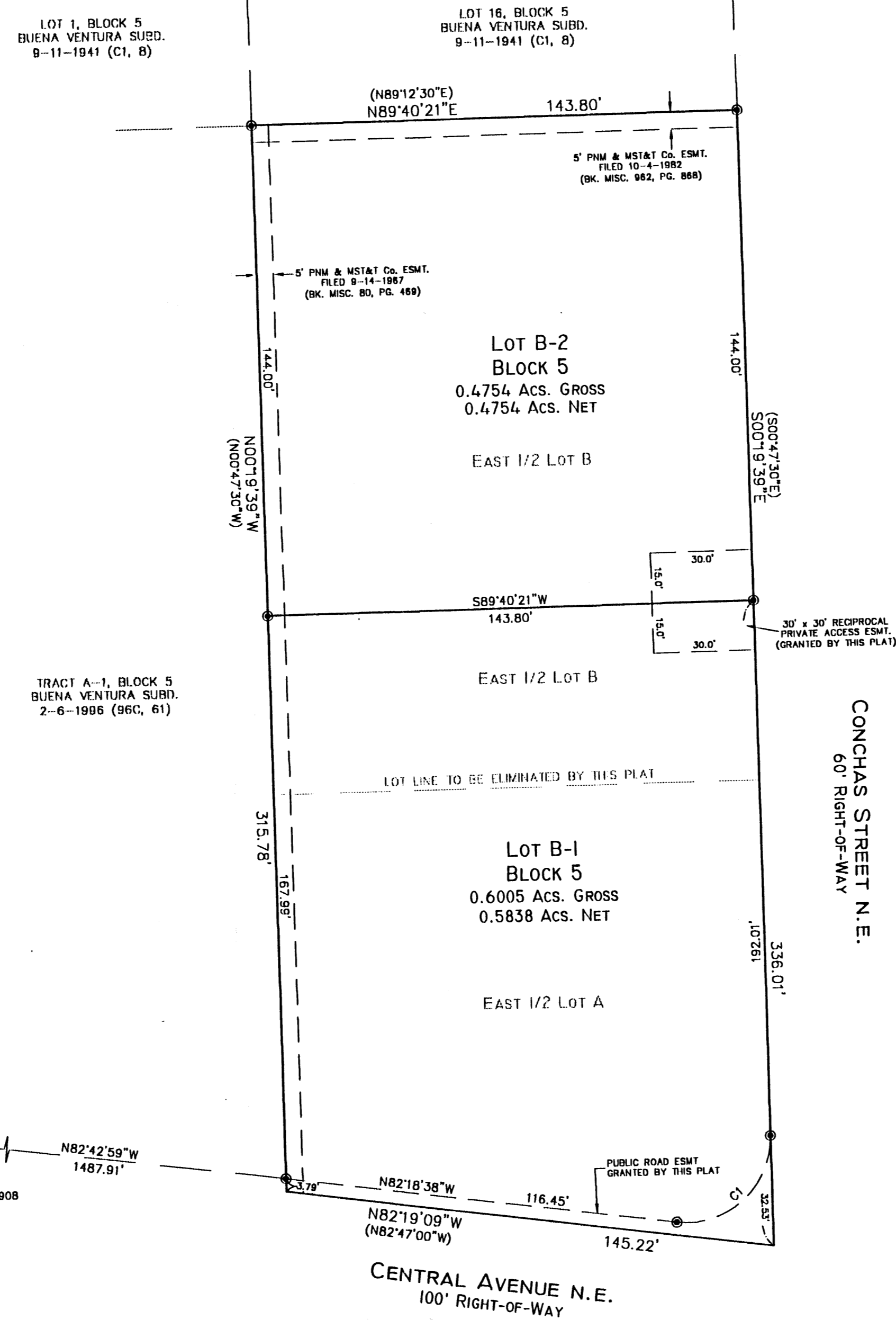
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R4E SECS. 20 & 29

PLAT OF
 LOTS B-1 & B-2, BLOCK 5
 BUENA VENTURA SUBDIVISION
 SECTIONS 20 & 29, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2006
 SHEET 2 OF 2

2886146965
 8534556
 Page: 2 of 2
 09/27/2006 02:17P
 Bk-2886C Pg-284
 Mary Herrera Bern. Co. PLAT R 12.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	42.77'	98°01'01"	S48°40'51"W	37.74'



MONUMENT LEGEND

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

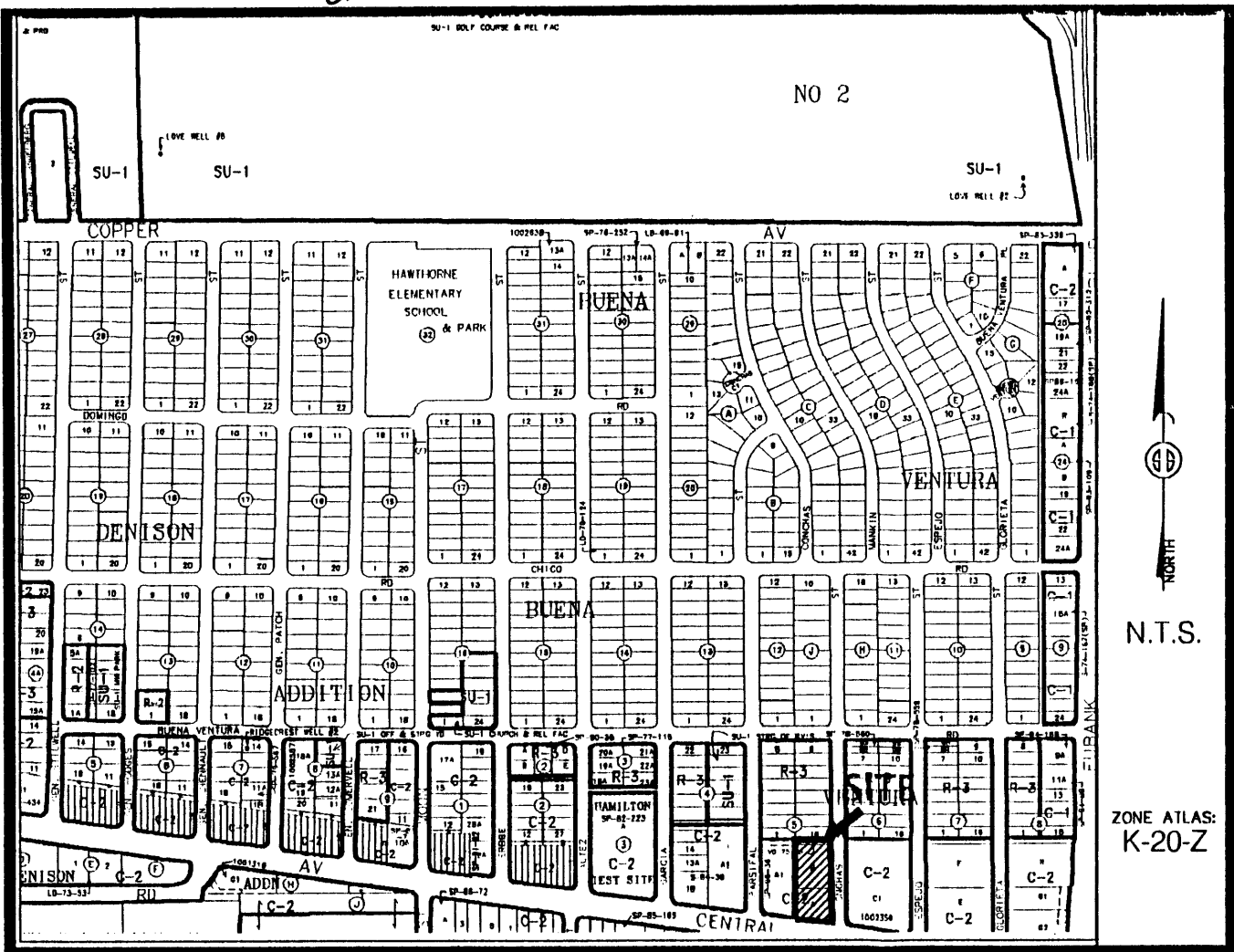
15 10 5 0 10 20 30
 SCALE: 1" = 30'
 PROJECT NO. 0608PB07
 DRAWN BY EH
 ZONE ATLAS: K-20-Z
 10015CEN.CR5



STATION 6-K20(R)
 X = 410,236.75
 Y = 1,482,226.93
 GROUND TO GRID = 0.99965146
 DELTA ALPHA = -00°10'21"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 5-K20
 X = 413,013.85
 Y = 1,481,938.56
 GROUND TO GRID = 0.99964908
 DELTA ALPHA = -00°10'01"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
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T10N R4E SECS. 20 & 29



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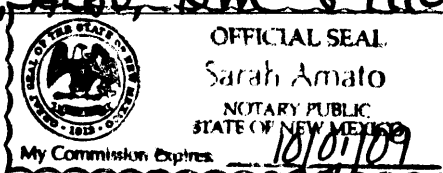
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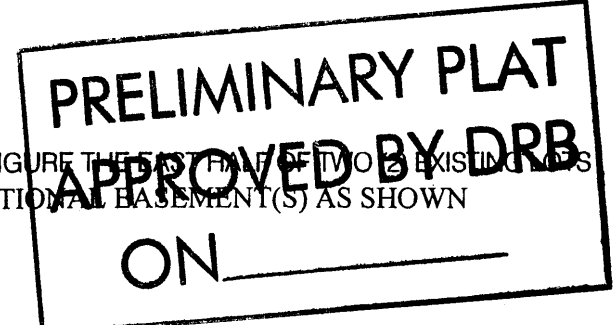
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<u>Paul E. Beatty</u>		<u>9-15-06</u>
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TRAFFIC ENGINEERING		DATE
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WATER UTILITIES DEPARTMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
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 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

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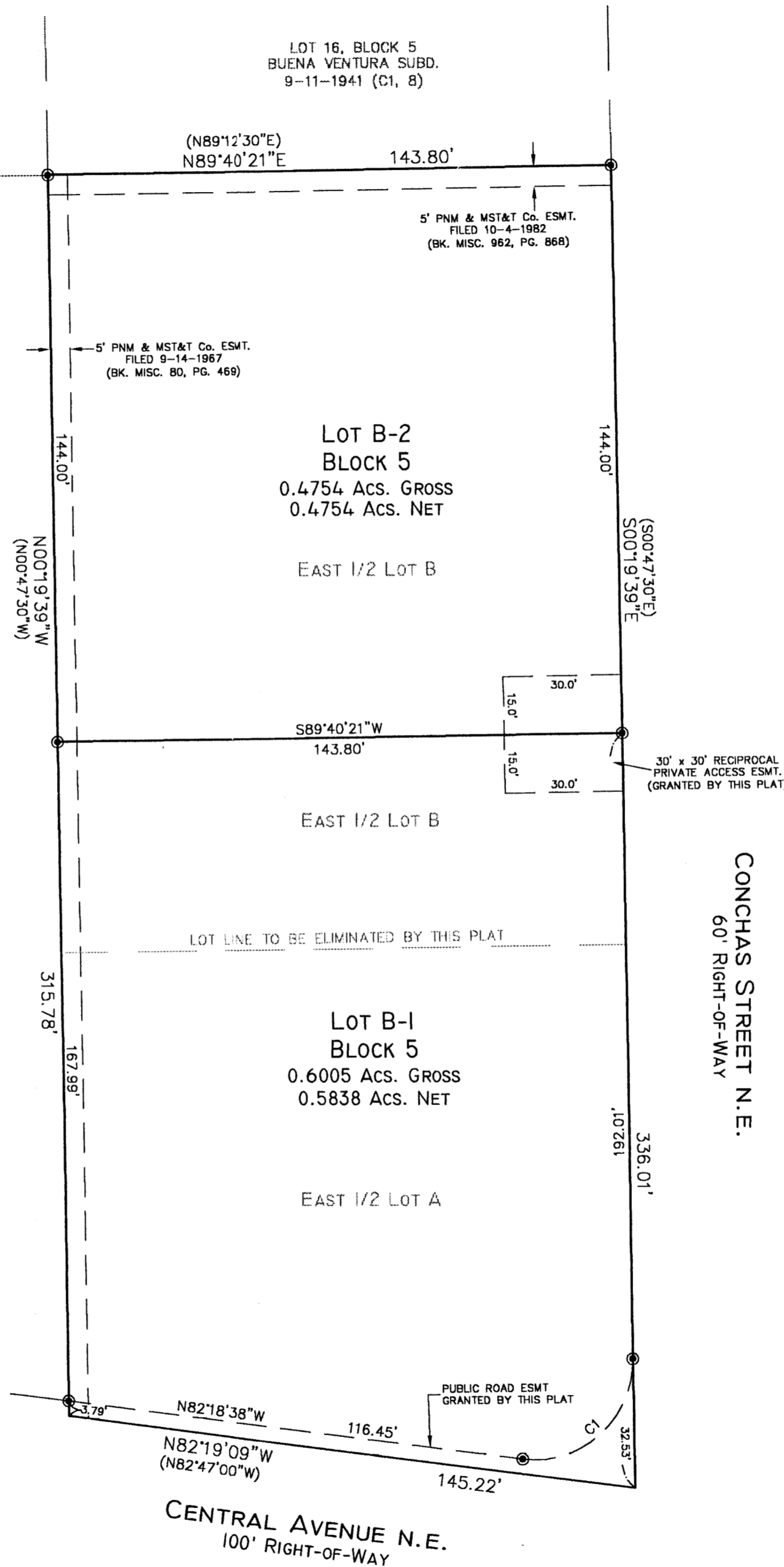
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**PLAT OF
LOTS B-1 & B-2, BLOCK 5
BUENA VENTURA SUBDIVISION
SECTIONS 20 & 29, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2006
SHEET 2 OF 2**

LOT 1, BLOCK 5
BUENA VENTURA SUBD.
9-11-1941 (C1, 8)

LOT 16, BLOCK 5
BUENA VENTURA SUBD.
9-11-1941 (C1, 8)

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