

PLAT OF  
 LOT 23-A  
 BLOCK 3  
 FAIRGROUND ADDITION  
 WITHIN SECTION 24, T.10 N., R.3 E., NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2006

DRB PROJECT NO. 1005172  
 DRB APPLICATION NO. 06DRB-01399

APPROVALS:

*[Signature]* 9-26-06  
 CITY SURVEYOR DATE

*[Signature]* 10-10-06  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

*[Signature]* 10/4/06  
 UTILITIES DEVELOPMENT DATE

*[Signature]* 10/4/06  
 PARKS AND RECREATION DEPARTMENT DATE

*[Signature]* 10/4/06  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

*[Signature]* 10/4/06  
 CITY ENGINEER DATE

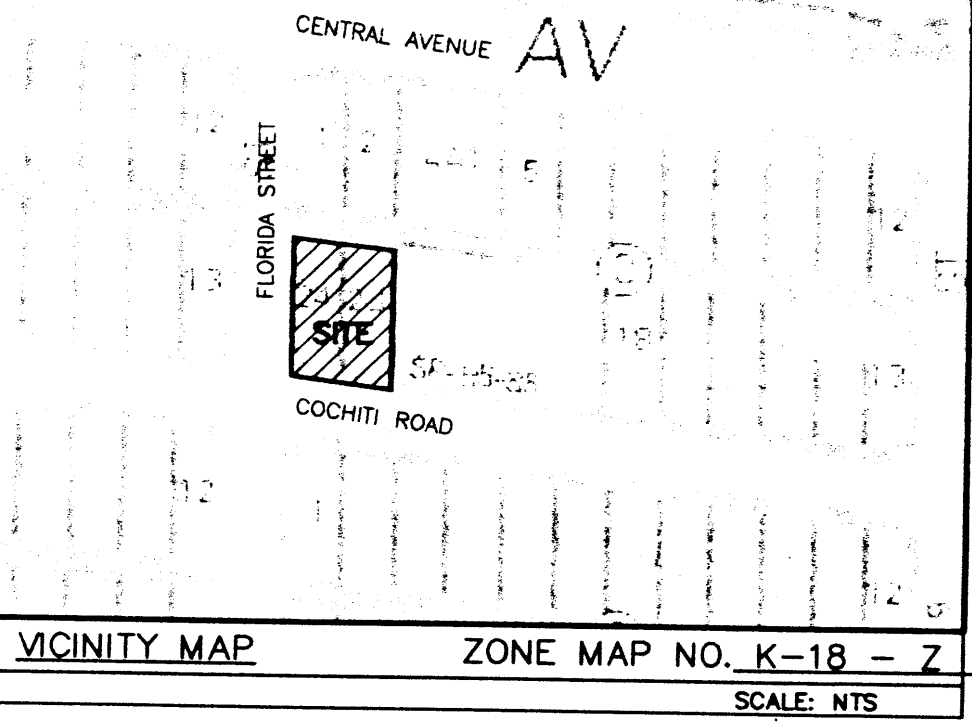
*[Signature]* 10/19/06  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

LEGAL DESCRIPTION:

LOTS NUMBERED TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK NUMBERED THREE (3) OF THE FAIRGROUND ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 26TH DAY OF JANUARY 1937 AND REFILED AUGUST 29, 1952 IN PLAT BOOK C2, PAGE 122, AND CONTAINING 0.3251 ACRES (14,163.29 SF.), MORE OR LESS.



ACS MONUMENT "7-K19A ACS"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 403,422.30  
 Y = 1483147.26 NAD 1927  
 G-G = .099965607  
 DELTA ALPHA = -00°11'08"

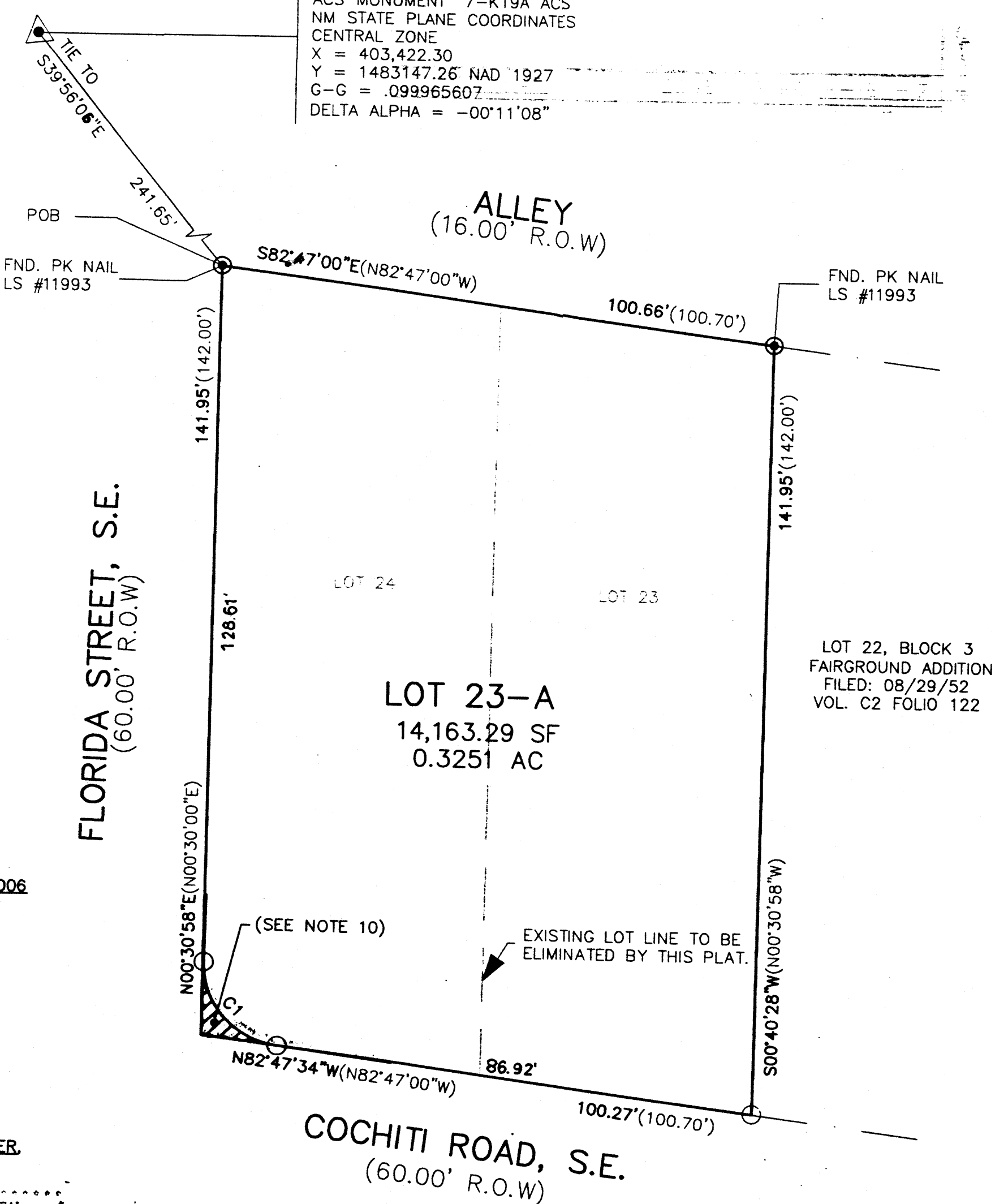


DISCLOSURE STATEMENT:  
 THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING TWO LOTS INTO ONE LOT AND GRANT ANY EASEMENT AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 0.3251 ACRES.
  - TALOS LOG NO. 2006394457
  - BASIS OF BEARING IS NM STATE PLANE COORDINATES CONTROL STATIONS "7-K19A ACS"
  - BEARINGS ARE GRID, DISTANCES ARE GROUND.
  - MISC. DATA: ZONING IS C-3.
  - RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
  - CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
  - 189.85 SF DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

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

OWNER SIGNATURE: *[Signature]* DATE: SEPTEMBER 25, 2006  
 OWNER PRINT NAME: UBALDO MENDOZA, Owner



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	21.81	15.00	13.34	83°18'32"	19.94	S41°08'18"E

SURVEYORS CERTIFICATE:  
 I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

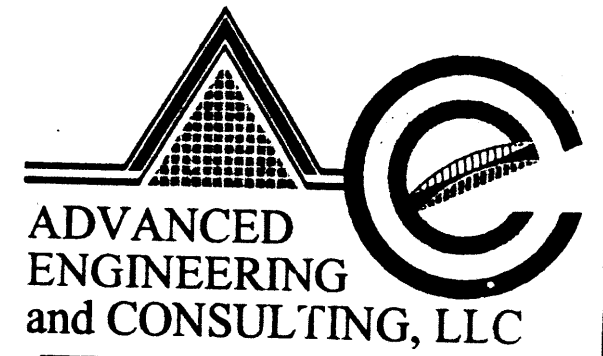
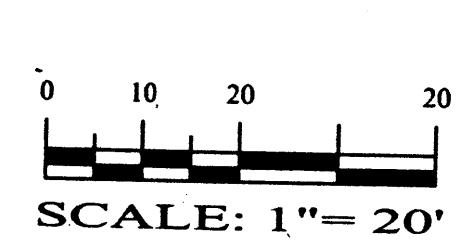
*[Signature]* 9-25-06  
 LEONARD MARTINEZ P.S. # 9801 DATE



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 (see attached) 1-018-057-410-103-41503  
 PROPERTY OWNER OF RECORD: *[Signature]*  
 BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 10/19/06

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF SEPTEMBER,  
 2006, BY UBALDO MENDOZA, OWNER

*[Signature]*  
 NOTARY  
 MY COMMISSION EXPIRES: 9-22-07



4416 ANAHEIM AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570

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 BLOCK 3  
**FAIRGROUND ADDITION**  
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 CITY OF ALBUQUERQUE,  
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 SEPTEMBER 2006

DRB PROJECT NO. \_\_\_\_\_  
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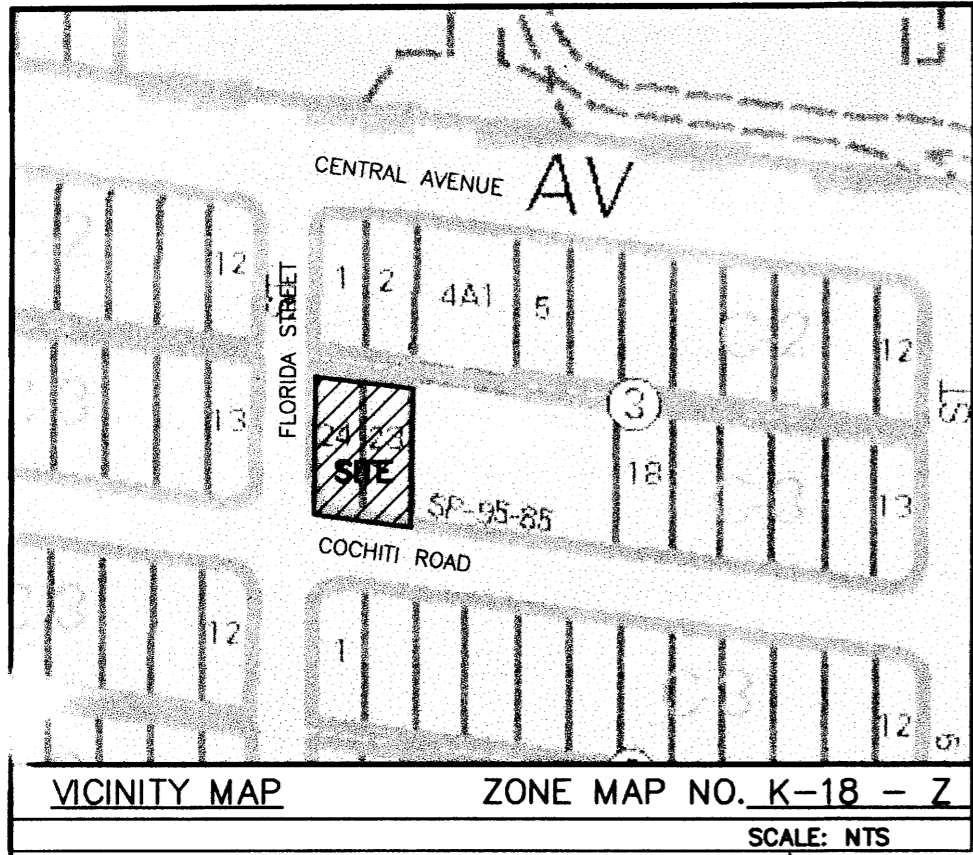
**PRELIMINARY PLAT**  
**APPROVED BY DRB**

*[Signature]* 10/4/06 9-26-06  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT DATE \_\_\_\_\_  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE \_\_\_\_\_  
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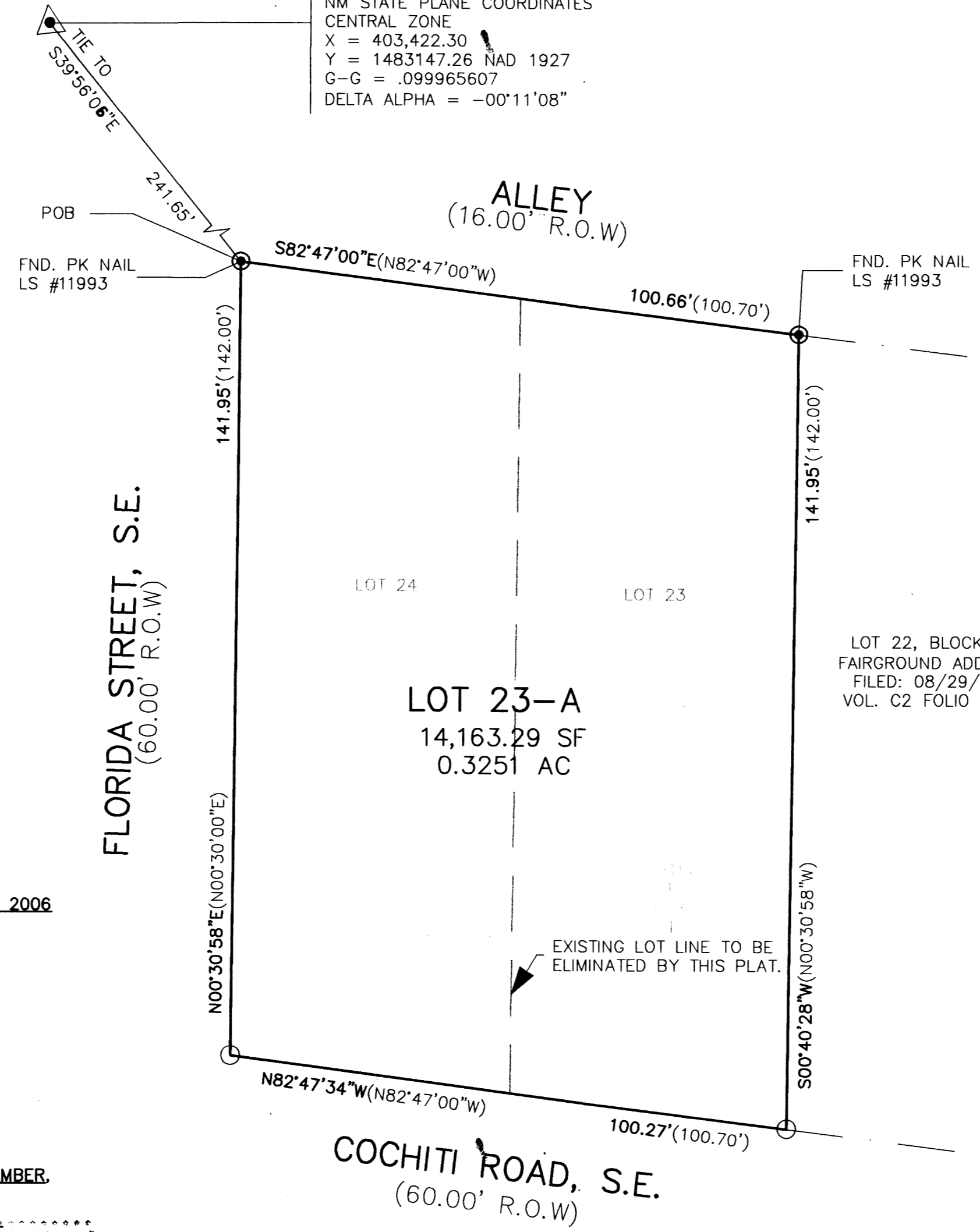
OWNER SIGNATURE: *Ubaldo Mendoza* DATE: SEPTEMBER 25, 2006  
 OWNER PRINT NAME: UBALDO MENDOZA, Owner

**ACKNOWLEDGMENT**  
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 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF SEPTEMBER,

20\_06\_ BY UBALDO MENDOZA, OWNER

*[Signature]*  
 NOTARY

MY COMMISSION EXPIRES: *[Stamp]*  
 OPTICAL SEAL  
 SHAHRAM BIAZAR  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires 7-28-07



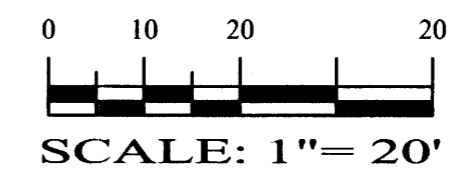
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*Leonard G. Martinez* 9-25-06  
 LEONARD MARTINEZ P.S. # 9801 DATE



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