

PLAT OF
**LOT 18-A, BLOCK 9
 EAST CENTRAL
 BUSINESS ADDITION**

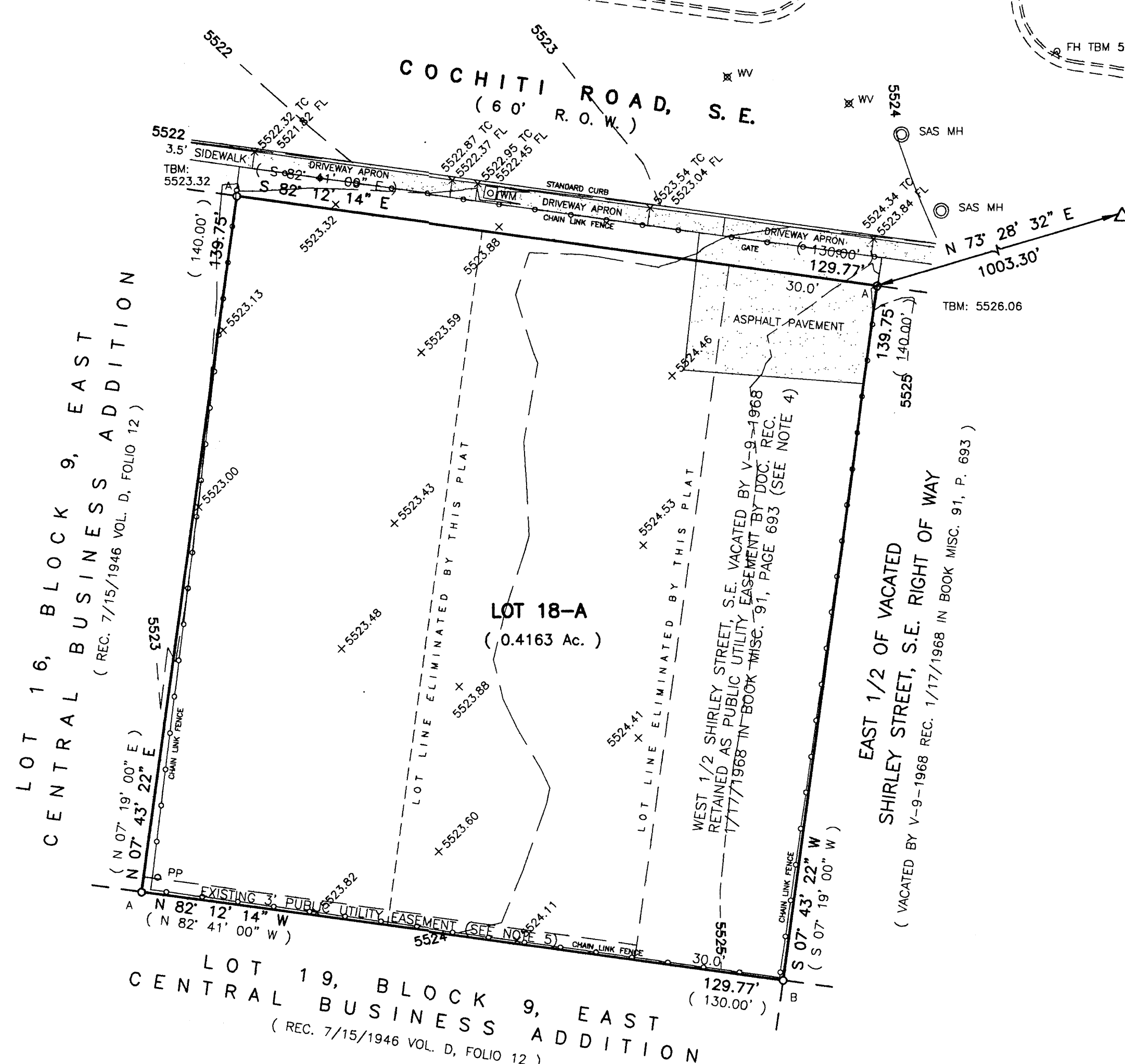
A REPLAT OF LOTS 17, & 18, BLOCK 9, EAST CENTRAL BUSINESS ADDITION
 TOGETHER WITH THE WEST 1/2 OF VACATED SHIRLEY STREET, SE, RIGHT OF WAY
 WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2007

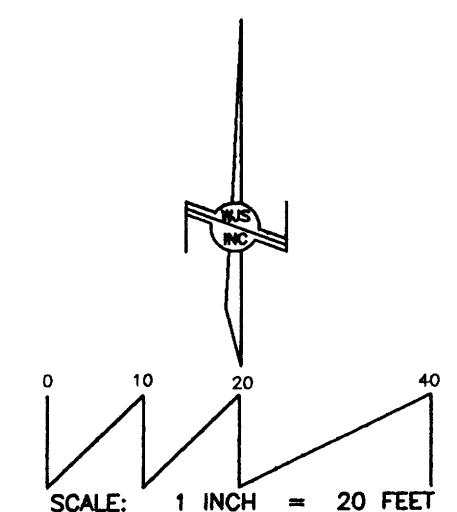
EXISTING CONDITIONS

COUNTY CLERK RECORDING LABEL HERE

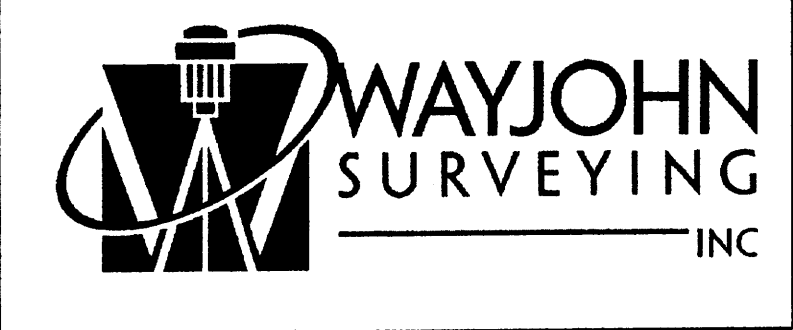
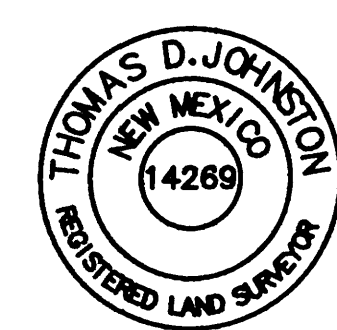
FH TBM 5524.78



ACS STA. "1-L21(R)"
 X = 420,742.99
 Y = 1,480,854.31
 G = 0.98964255
 Δe = -00°09'08"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
 ZONE (NAD 1927)



MONUMENT LEGEND
 ○ A: FOUND 1/2" PLASTIC SURVEY MARKER "CARTESIAN"
 B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

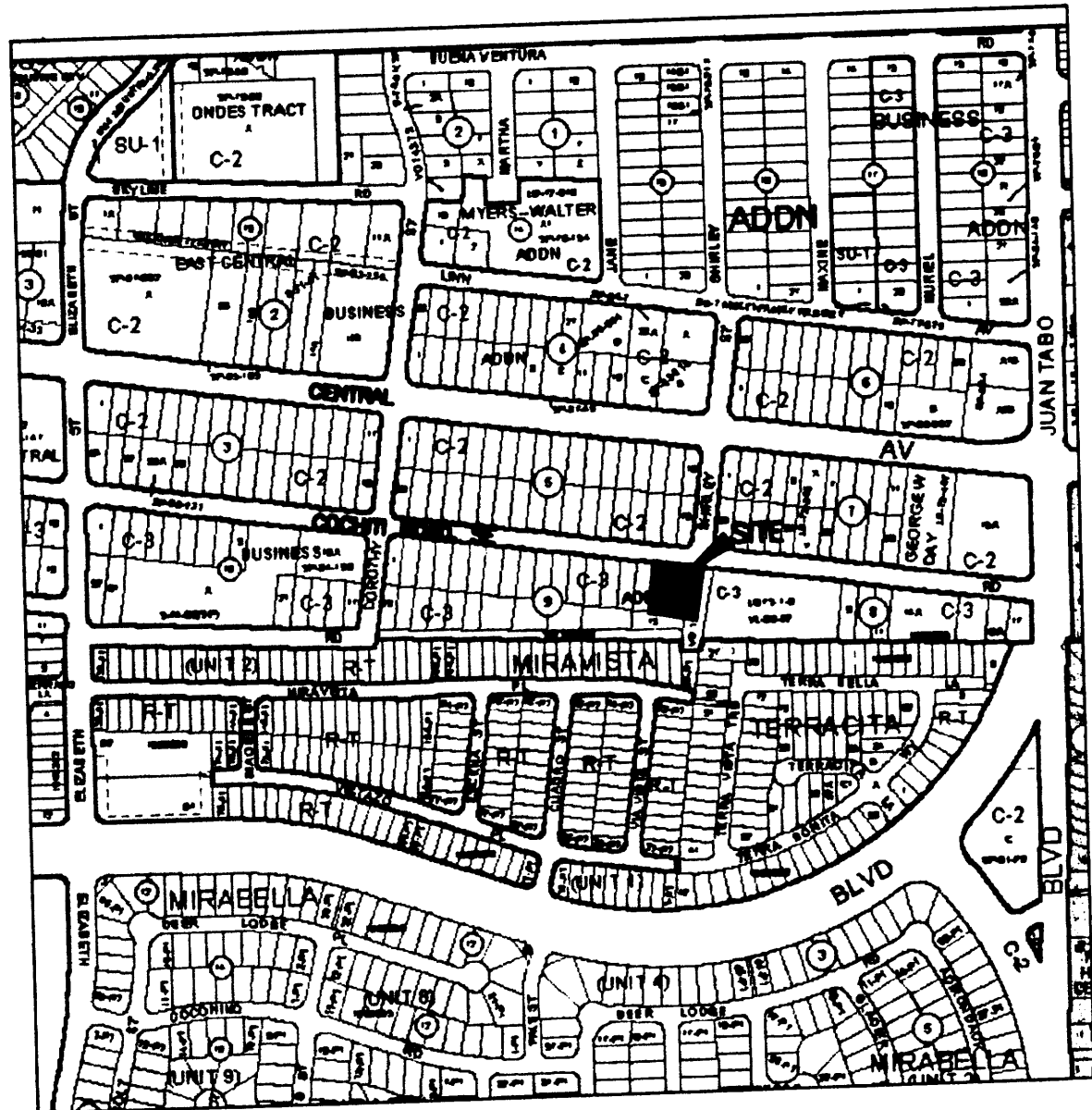


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: GUTIERREZ LOCATION: SEC. 28 T.10 N., R.4 E., N.M.P.M. EAST CENTRAL BUS. ADDITION	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-2-01-2007
	CHECKED: T D J	15 FEB 2007	SHEET 2 OF 2
	DRAWING NO. SP20107.DWG		

VICINITY MAP (L-21)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Seventeen (17) and Eighteen (18), in Block numbered Nine (9) of EAST CENTRAL BUSINESS ADDITION, an addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 15, 1946, in Plat Book D, folio 12, together with the West One-half (W. 1/2) of vacated Shirley Street, SE right of way, vacated by City ordinance V-9-1968 recorded January 17, 1968, in Book Misc. 91, Page 693, and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly right of way line of Cochiti Road, SE, from whence the ACS Monument "1-L21(R)" (x=420,742.99, y=1,490,854.31, NMSD Central Zone, NAD 1927) bears N 73° 28' 32" E, 1003.30 feet distant; Thence leaving said right of way line, S 07° 43' 22" W, 139.75 feet to the Southeast corner; Thence N 82° 12' 14" W, 129.77 feet to the Southwest corner; Thence N 07° 43' 22" E, 139.75 feet to the Northwest corner, being a point on said Southerly right of way line; Thence along said right of way line, S 82° 12' 14" E, 129.77 feet to the point of beginning and containing 0.4163 acres, more or less.

PLAT OF LOT 18-A, BLOCK 9 EAST CENTRAL BUSINESS ADDITION

A REPLAT OF LOTS 17, & 18, BLOCK 9, EAST CENTRAL BUSINESS ADDITION TOGETHER WITH THE WEST 1/2 OF VACATED SHIRLEY STREET, SE, RIGHT OF WAY WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2007

PROJECT NUMBER: _____

Application Number: _____

City Approvals: M. B. Hunt 2-26-07
City Surveyor Date

Traffic Engineering, Transportation Division _____ Date

Water Utility Department _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

PRELIMINARY PLAT APPROVED BY DRB ON 3/29/07

SUBDIVISION DATA

- 1. DRB Proj. No.
2. Zone Atlas Index No. L-21
3. Current Zoning C-3
4. Gross acreage 0.4163 Ac.
5. Existing number of deeded parcels 2
Replatted number of lots 1

LOG NO. 200701792

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. West 1/2 of Shirley Street, SE vacated by V-9-1968, retained as public utility easement by document recorded 1/17/1968 in Book Misc. 91, Page 693.
5. Existing Three foot (3') public utility easement granted by plat of East Central Business Addition recorded July 15, 1946, in Plat Book D, folio 12.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

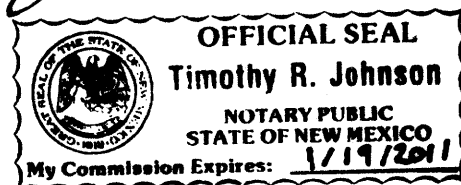
Anselmo Gutierrez Feb. 23, 2007 Date

ACKNOWLEDGMENT STATE OF NEW MEXICO COUNTY OF BERNALILLO

On this day of February, 2007, the foregoing instrument was acknowledged before me by Anselmo Gutierrez.

My Commission expires JANUARY 19, 2011

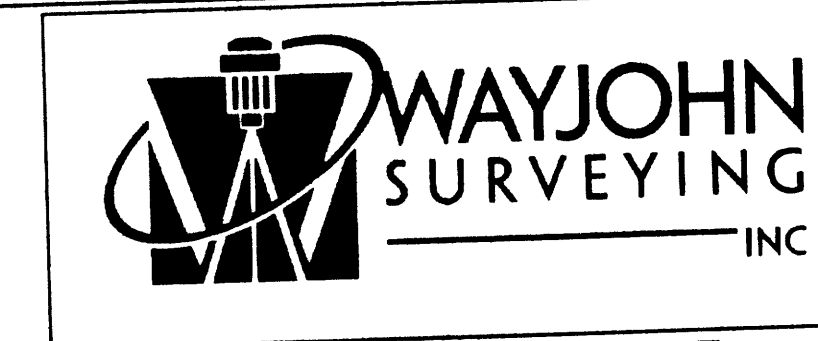
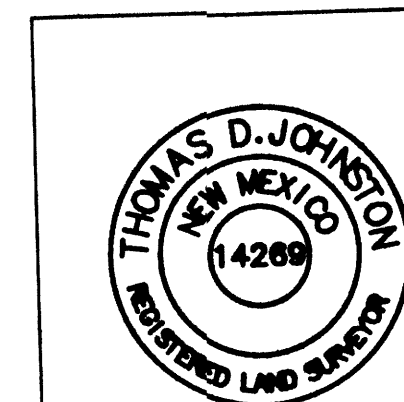
Notary Public Timothy R. Johnson



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.

Thomas D. Johnston, N.M.P.S. No. 14269 2-22-07 Date



INDEXING INFORMATION FOR COUNTY CLERK OWNER: GUTIERREZ LOCATION: SEC. 28 T-10 N., R-4 E., N.M.P.M. EAST CENTRAL BUS. ADDITION

Table with 3 columns: DRAWN: E W K, CHECKED: T D J, DRAWING NO. SP20107.DWG, SCALE: 1" = 20', FILE NO. SP-2-01-2007, SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 021 056 408 417 10242, 1 021 056 402 417 10243

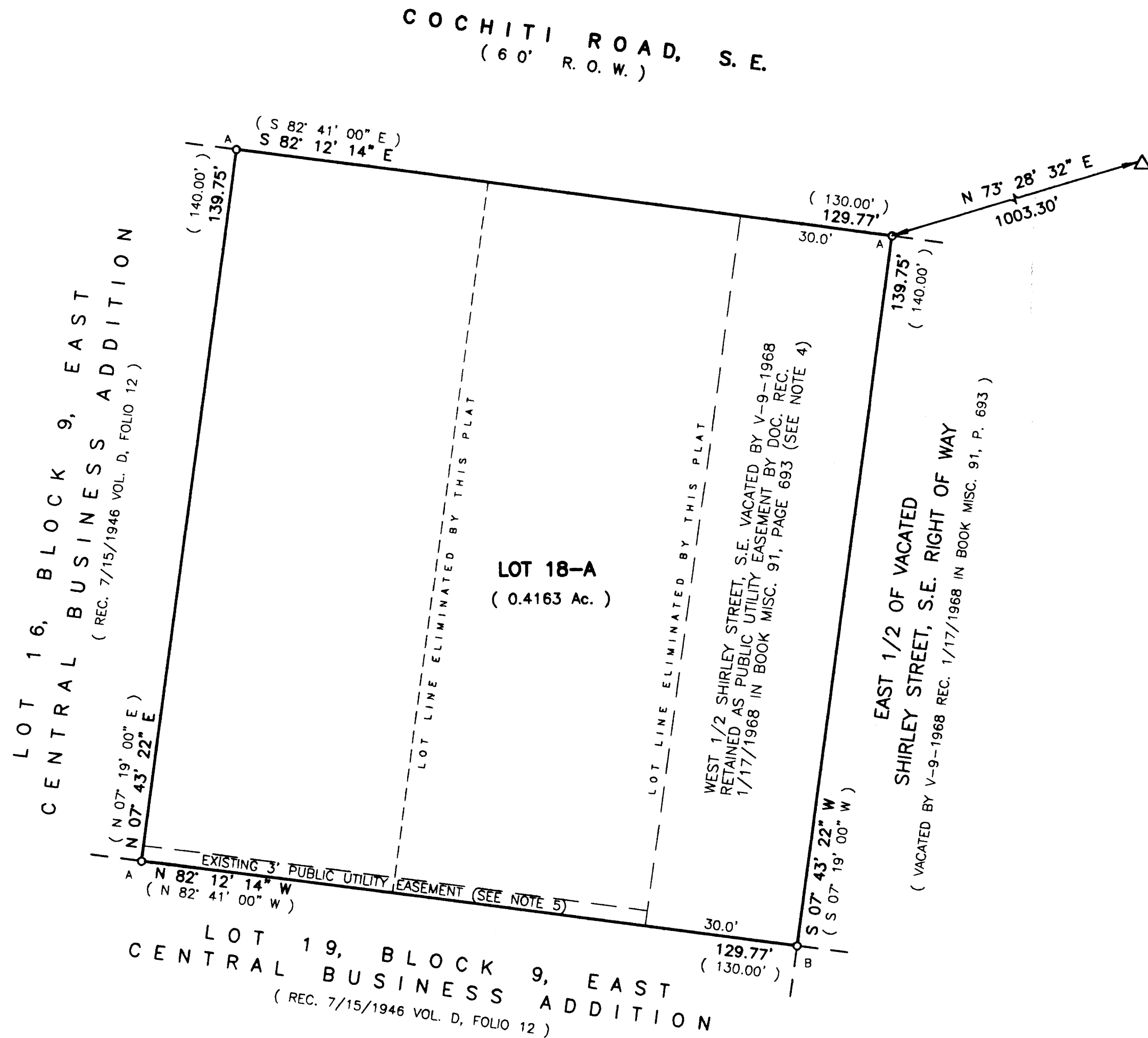
PROPERTY OWNER OF RECORD: GUTIERREZ, ANSELMO BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

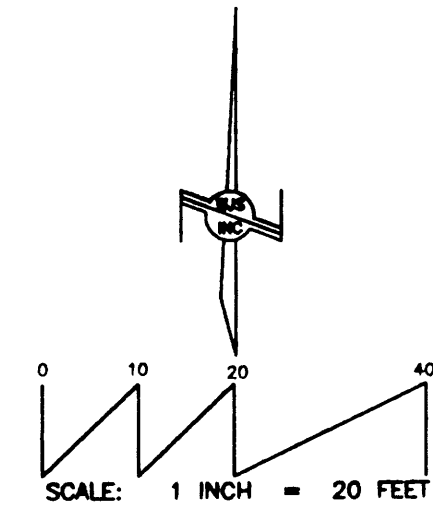
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FEBRUARY 2007

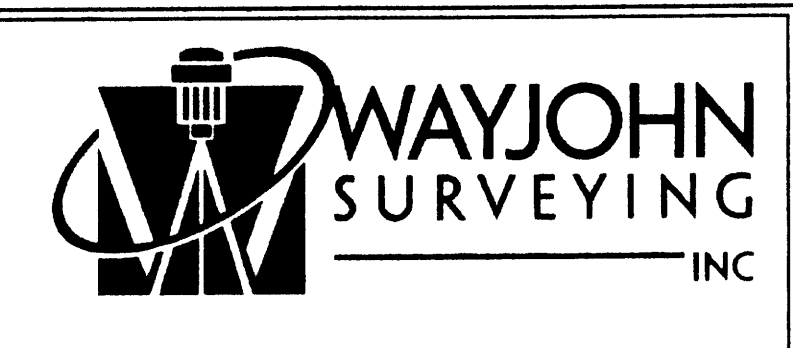
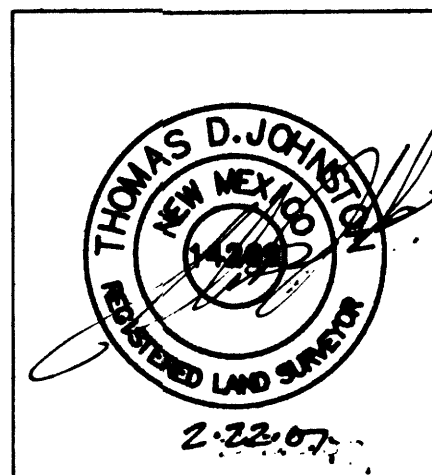


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 G-G = 0.99964255
 Δe = -00'09"08"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
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- B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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	CHECKED: T D J	DRAWING NO. SP20107.DWG	15 FEB 2007 SHEET 2 OF 2

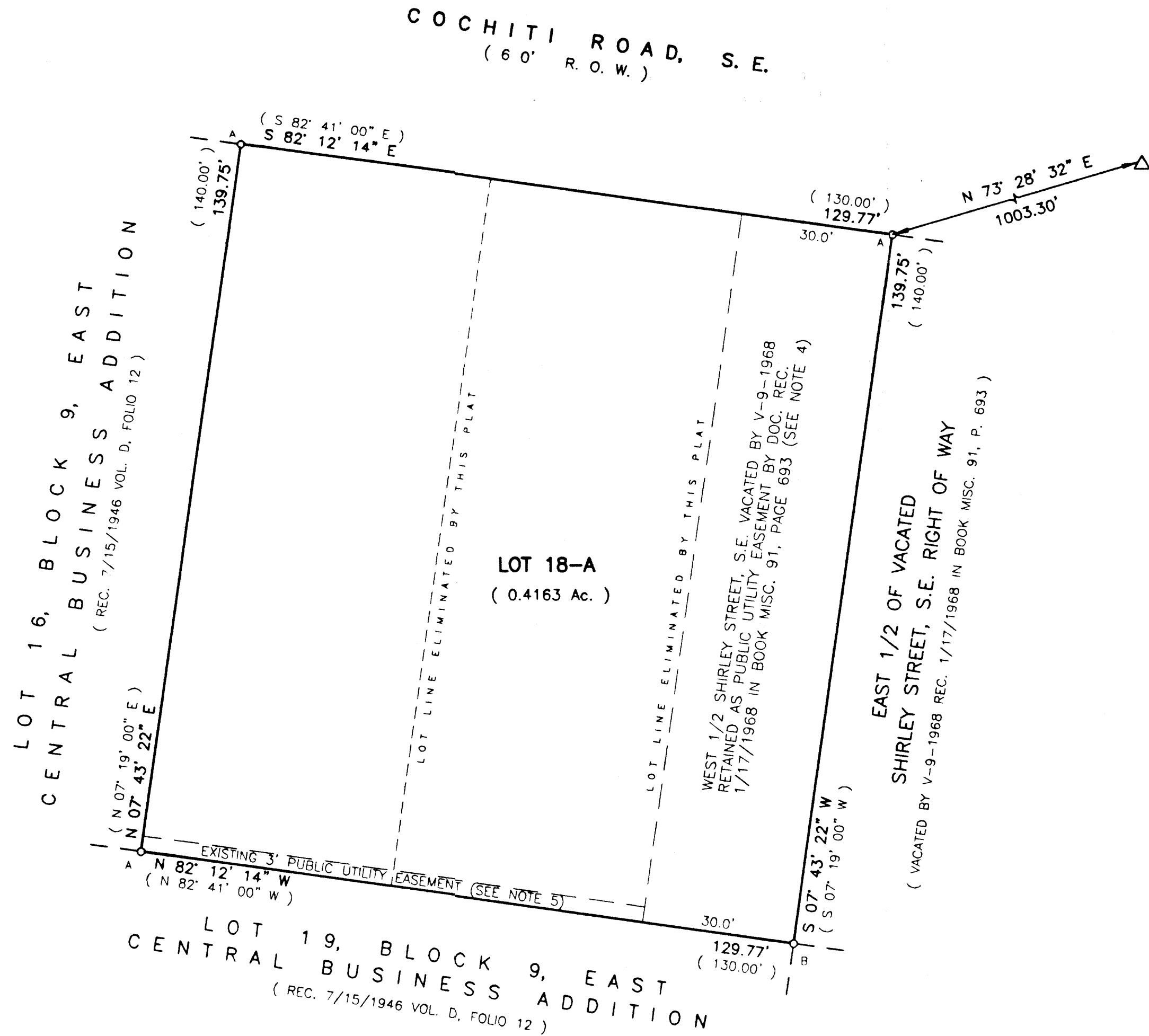
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 Page: 2 of 2
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 BK-2687C Pg-61

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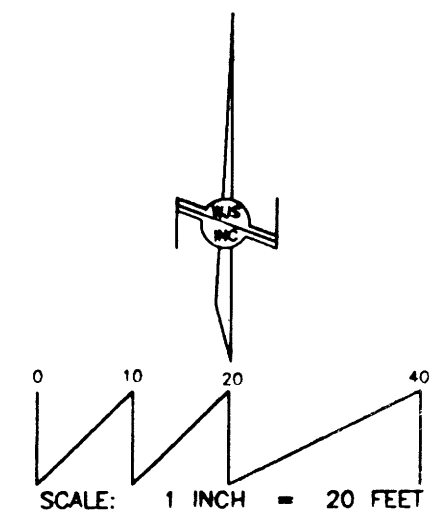
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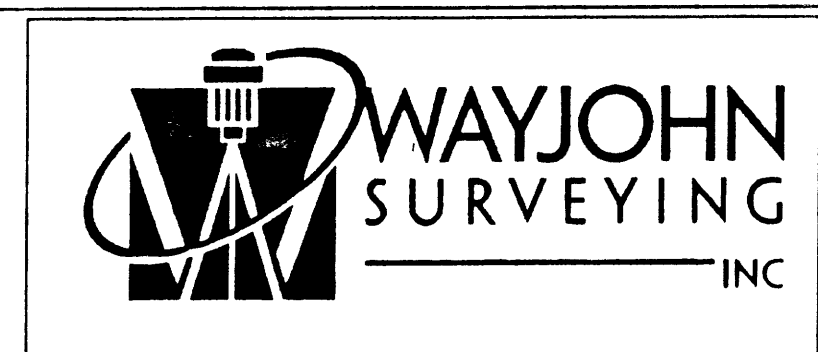
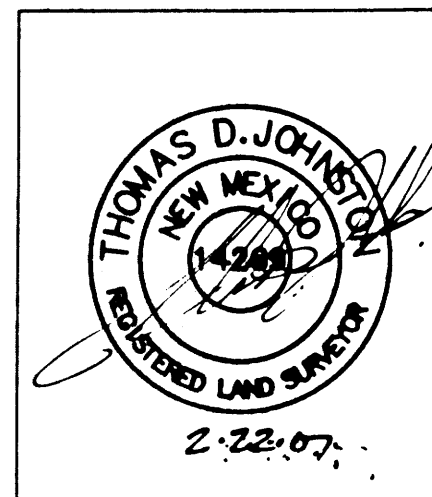


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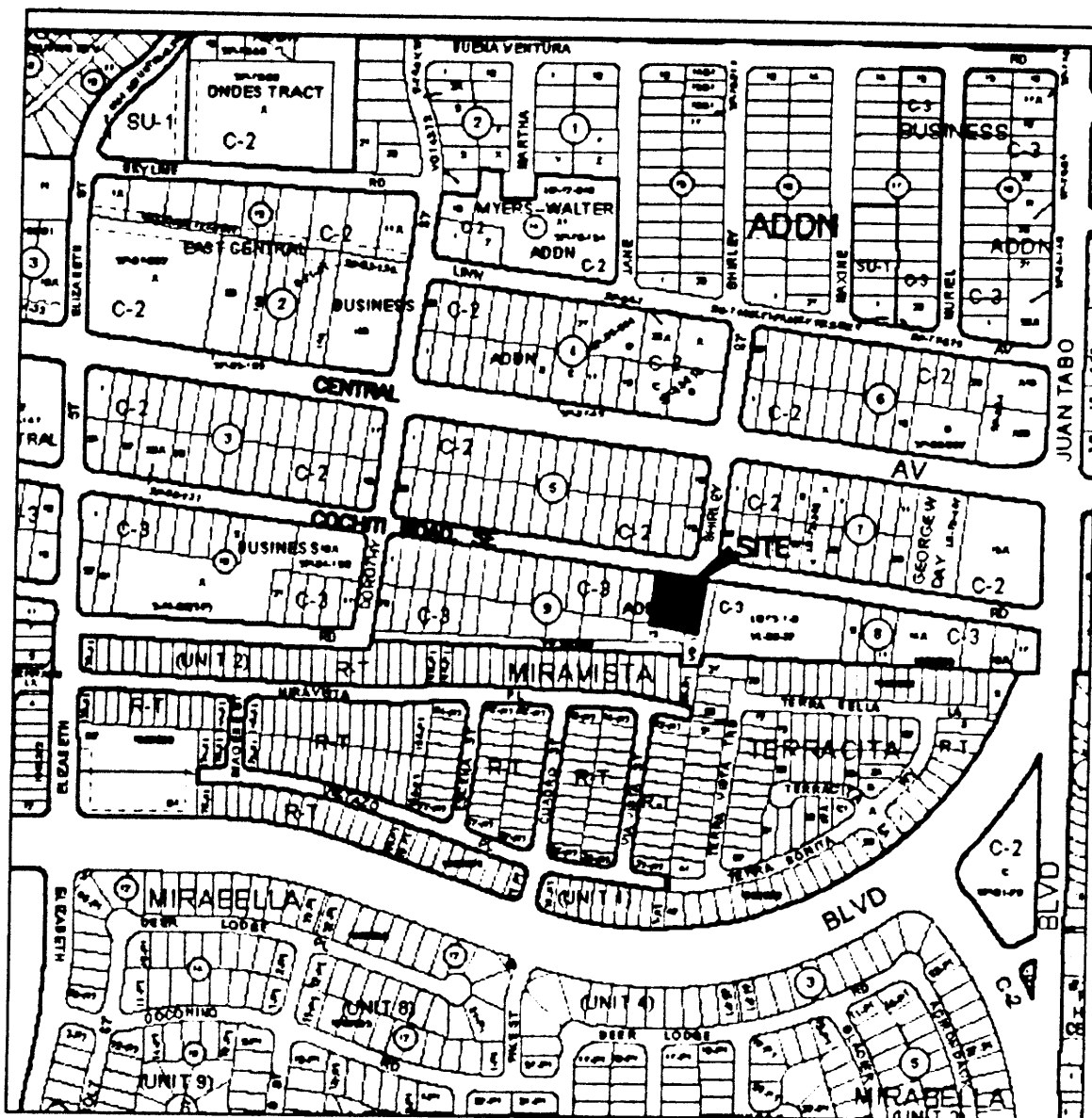
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	CHECKED: T D J	15 FEB 2007	SHEET 2 OF 2
	DRAWING NO. SP20107.DWG		



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DESCRIPTION

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A REPLAT OF LOTS 17, & 18, BLOCK 9, EAST CENTRAL BUSINESS ADDITION TOGETHER WITH THE WEST 1/2 OF VACATED SHIRLEY STREET, SE, RIGHT OF WAY WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2007

PROJECT NUMBER: 1005402
 Application Number: 07DRB-00234

City Approvals:

	<u>2-26-07</u>
City Surveyor	Date
	<u>3-7-07</u>
Transportation Division	Date
	<u>3-7-07</u>
Water Utility Department	Date
	<u>3/7/07</u>
Parks and Recreation Department	Date
	<u>3/7/07</u>
AMAFCA	Date
	<u>3/7/07</u>
City Engineer	Date
	<u>2/1/07</u>
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. L-21
3. Current Zoning C-3
4. Gross acreage 0.4163 Ac.
5. Existing number of deeded parcels 2
 Replatted number of lots 1

LOG NO. 200701792

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
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FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

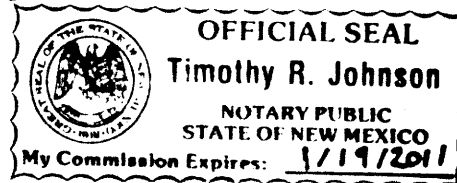
Anselmo Gutierrez
 Date Feb. 23, 2007

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 23 day of February, 2007, the foregoing instrument was acknowledged before me by Anselmo Gutierrez.

My Commission expires JANUARY 19, 2011

Timothy R. Johnson
 Notary Public



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.

Thomas D. Johnston, N.M.P.S. No. 14269
 Date 2-22-07

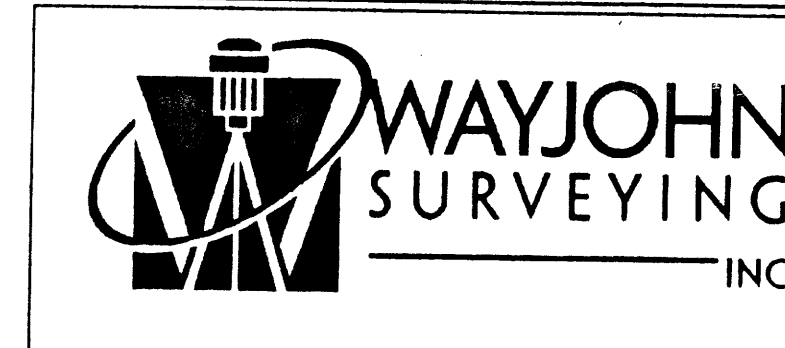
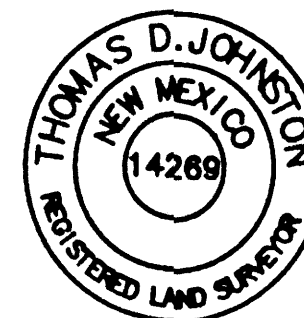
PURPOSE OF PLAT

This plat has been prepared for the purposes of creating one lot from two existing lots and the west 1/2 of vacated Shirley Street, SE right of way.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 021 056 408 417 10242, 1 021 056 402 417 10243

PROPERTY OWNER OF RECORD:
 GUTIERREZ, ANSELMO

BERNALILLO COUNTY TREASURER'S OFFICE



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