

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-J13A AND 14-J13A, 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 OLD TOWN GARDENS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 6, 1946 IN VOLUME D, FOLIO 9.
6. GROSS AREA: 0.7211 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1 M.R.G.C.D. TRACT/2 LOTS
8. NUMBER OF TRACTS CREATED: 3
9. PROPERTY IS ZONED R-1.
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

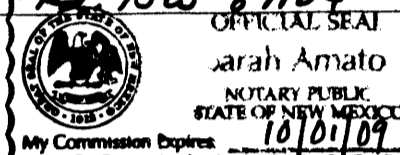
LEGAL DESCRIPTION

A certain tract of land being and comprised of Tract 242 as shown and designated on the Middle Rio Grande Conservancy District Property Map No. 38 situate within projected Section 14, Township 10 North, Range 2 East, N.M.P.M. Town of Albuquerque Grant TOGETHER WITH Lots numbered Nineteen (19) and Twenty (20) of OLD TOWN GARDENS an Addition to the City of Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 6, 1946 in Volume D, folio 9 and being more particularly described as follows:
 BEGINNING at the Southeast corner of said tract, whence City of Albuquerque Station 14-J13A bears S 36° 00' 04" E, 1440.40 feet distant; from said point of beginning N 84° 06' 55" W, 98.06 feet to the Southwest corner; thence N 05° 13' 10" E, 206.73 feet to the Northwest corner, being a point on the South right-of-way of Mountain Road NW; thence along said right-of-way S 84° 22' 09" E, 161.05 feet to the Northeast corner; thence leaving said right-of-way S 05° 49' 00" W, 82.87 feet to a point; thence S 84° 26' 24" E, 11.09 feet; thence S 05° 38' 52" W, 76.05 feet to a point on the North right-of-way of Consuelo Lane NW, thence along a curve to the left along said right-of-way with a central angle of 131° 24' 14"; having a radius of 30.00 feet, a distance of 68.80 feet (chord bearing S 71° 17' 58" W, 54.69 feet) to a point; thence leaving said right-of-way N 84° 24' 09" W, 21.98 feet; thence S 06° 43' 56" W, 25.71 feet to the POINT OF BEGINNING and containing 0.7211 acres, more or less.

FREE CONSENT

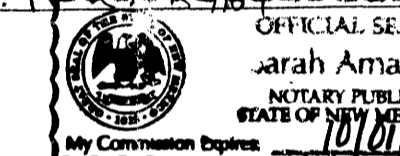
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Stephen Craig Tays DATE: 9-19-07
 OWNER(S) PRINT NAME: Stephen Craig Tays
 ADDRESS: 2406 Mountain Rd. NW, Albuquerque, NM 87104 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF SEPTEMBER, 2007.
 BY: STEPHEN CRAIG TAYS
 MY COMMISSION EXPIRES: 10/01/09
) SS
 COUNTY OF BERNALILLO)
)

OWNER(S) SIGNATURE: Phil Perez DATE: 24 Sept - 07
 OWNER(S) PRINT NAME: Phil Perez
 ADDRESS: 2465 Consuelo Ave. NW, Albuquerque, NM 87104 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF SEPTEMBER, 2007.
 BY: PHIL PEREZ
 MY COMMISSION EXPIRES: 10/01/09
) SS
 COUNTY OF BERNALILLO)
)

PLAT OF
 TRACTS A, B, AND C
 OLD TOWN GARDENS ADDITION
 PROJECTED SECTION 14, T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2007
 SHEET 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING M.R.G.C.D. TRACT AND TWO (2) EXISTING LOTS INTO THREE (3) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u> CITY SURVEYOR		<u>9-25-07</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		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 09-18-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



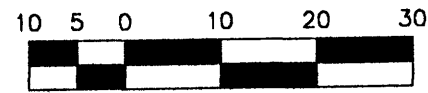
SURVEYS SOUTHWEST LTD.

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

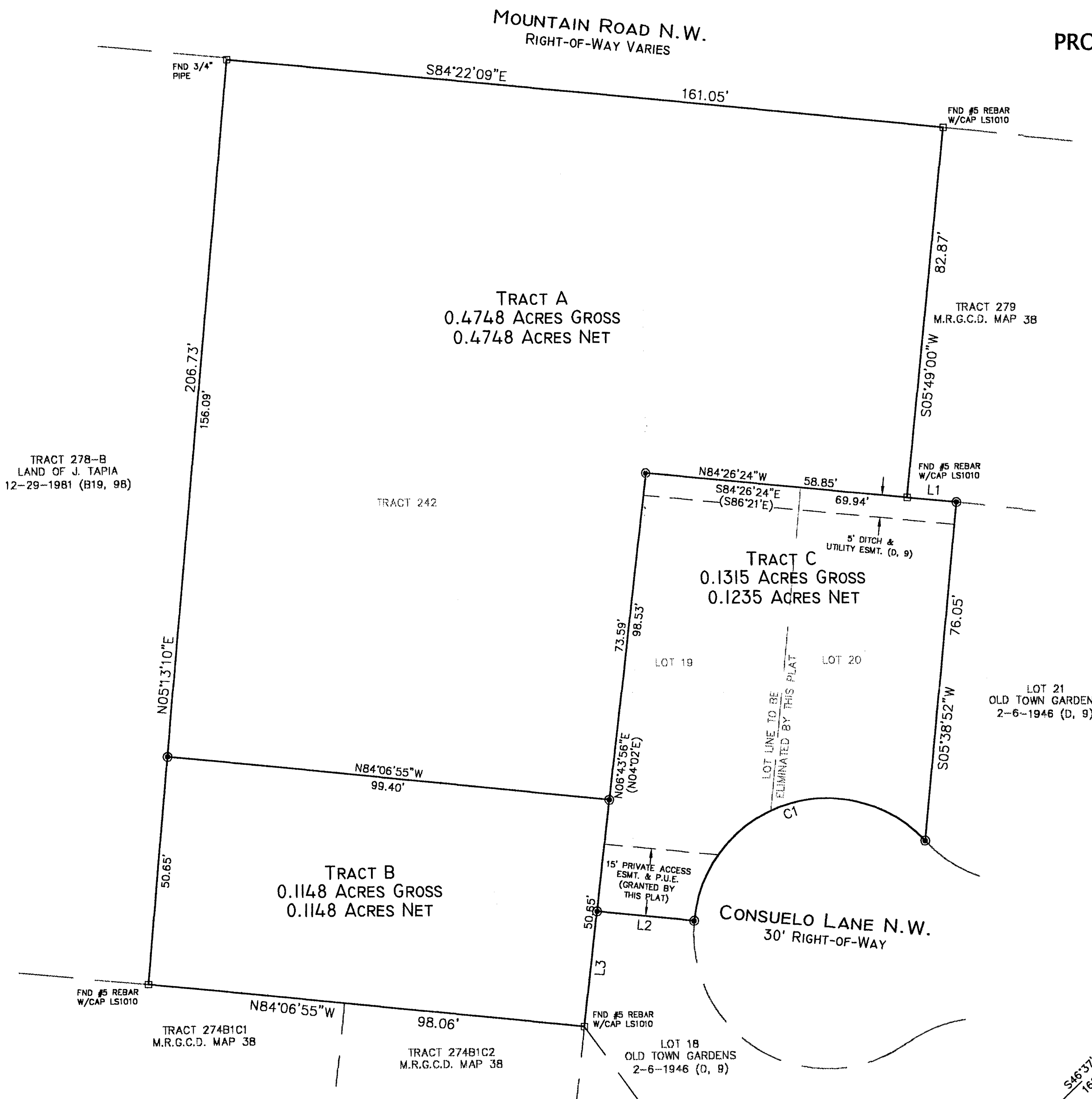
PROJECT NO. 0706EH08

T10N R2E SEC. 14

**PLAT OF
TRACTS A, B AND C
OLD TOWN GARDENS ADDITION
PROJECTED SECTION 14, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2007
SHEET 2 OF 2**



SCALE: 1" = 20'
PROJECT NO. 0706EH08
DRAWN BY PGB
ZONE ATLAS: J-13-Z
T242MONT.CR5



LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°26'24"E	11.09'
L2	N84°24'09"W	21.98'
		(20.77')
L3	S06°43'56"W	25.71'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	68.80'	131°24'14"	S71°17'58"W	54.69'
		(68.81')			

STATION 5-J13A
X = 375,387.46
Y = 1,491,255.48
GROUND TO GRID = 0.9996807
DELTA ALPHA = -00°14'22"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 14-J13
X = 374,159.66
Y = 1,490,095.28
GROUND TO GRID = 0.9996811
DELTA ALPHA = -00°14'31"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

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

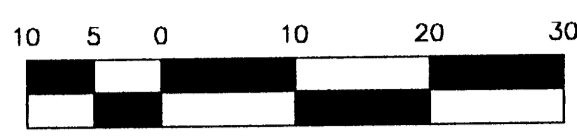
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333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

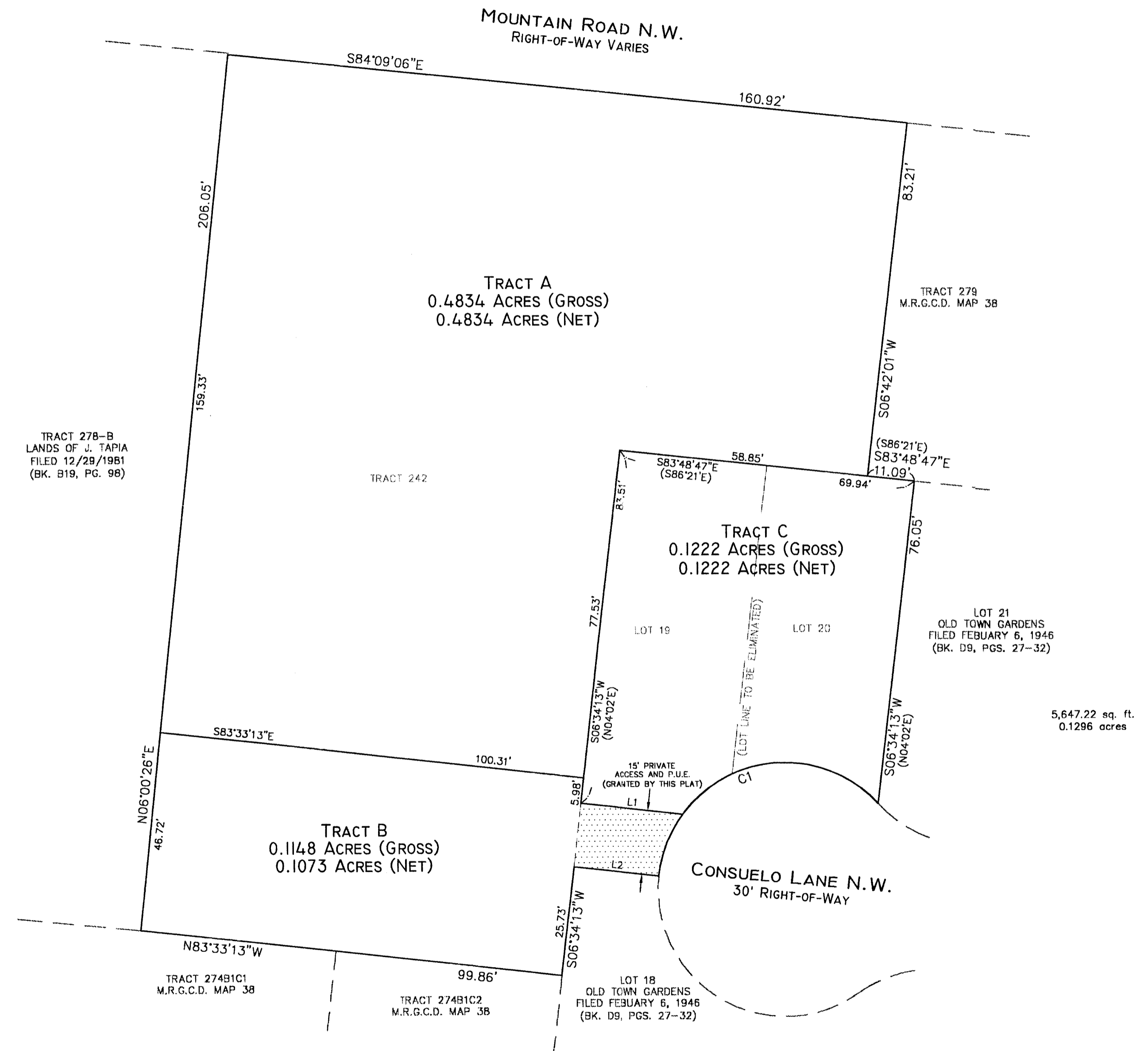
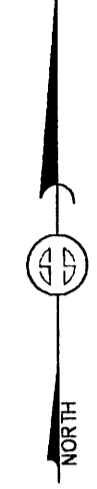
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 14

SKETCH PLAT OF
TRACTS A, B AND C
OLD TOWN GARDENS ADDITION
PROJECTED SECTION 14, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2



SCALE: 1" = 20'
PROJECT NO. 0706EH08
DRAWN BY: EH
ZONE ATLAS: J-13-Z



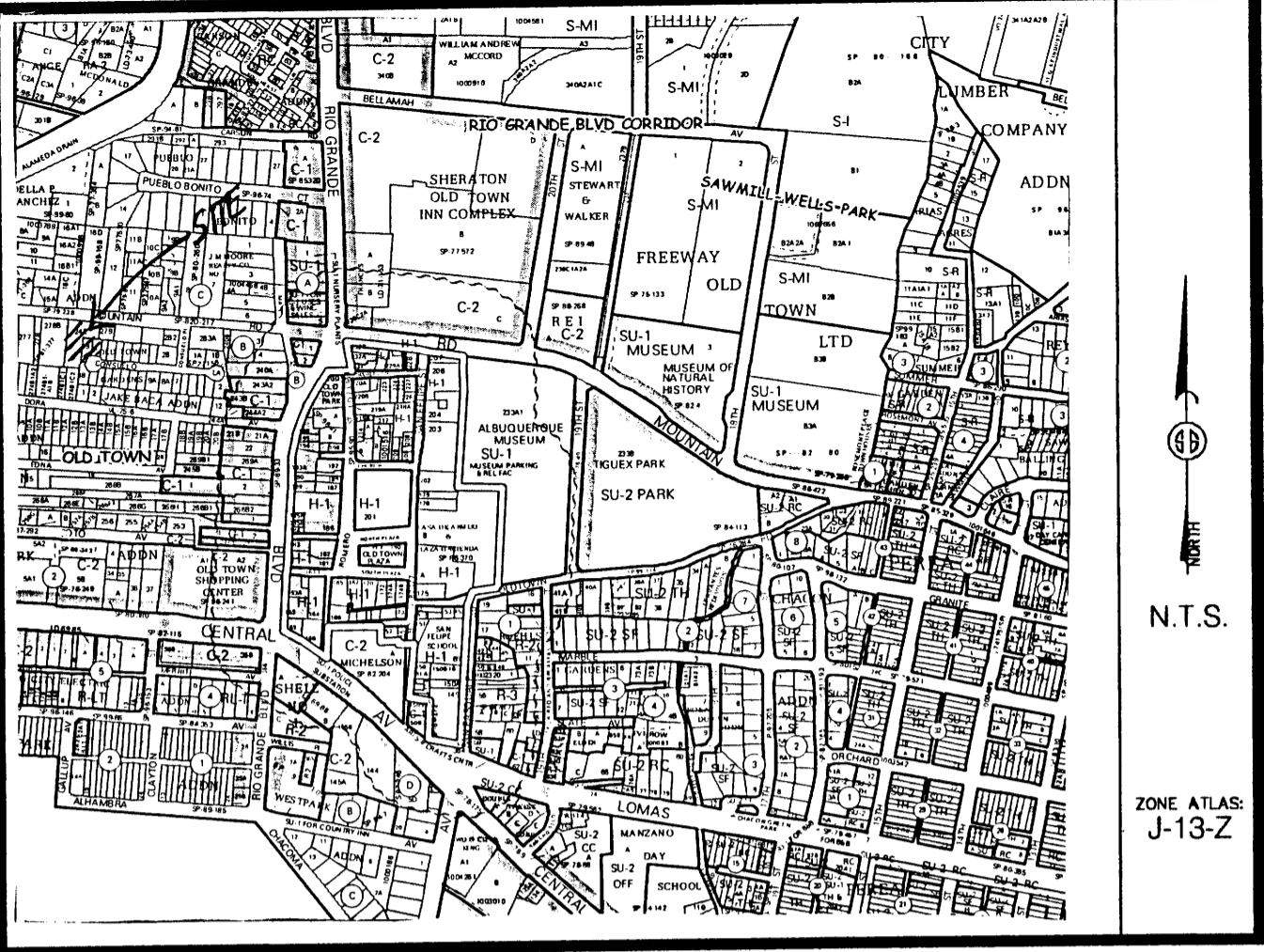
5,647.22 sq. ft.
0.1296 acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.43	S83°48'47"E
L2	20.39	N83°48'47"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	68.57	30.00	130°57'33"	54.59	S71°45'48"W
	(68.81)	(30.00)			

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R2E SEC. 14

**SKETCH PLAT OF
TRACTS A, B, AND C
OLD TOWN GARDENS ADDITION
PROJECTED SECTION 14, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2**



Vicinity Map

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3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF XXXX, FILED IN BERNALILLO COUNTY, NEW MEXICO ON XXXX IN VOLUME XXXX, FOLIO XXXX.
6. GROSS AREA: 0.7204 ACRES
7. NUMBER OF EXISTING TRACTS: 1 M.R.G.C.D. TRACT AND 2 LOTS
8. NUMBER OF TRACTS CREATED: 3
9. PROPERTY IS ZONED R-1.

LEGAL DESCRIPTION

A certain tract of land situate within projected Section 14, T10N, R2E., N.M.P.M., being identified as Tract 242, M.R.G.C.D. Map No. 38 TOGETHER WITH Lots numbered Nineteen (19) and Twenty (20), OLD TOWN GARDENS, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 6, 1946 in Book D-9, Pages 27-32.

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: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007.
 BY: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

DISCLOSURE STATEMENT

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CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

_____	DATE
CITY SURVEYOR	DATE
_____	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
_____	DATE
PARKS & RECREATION DEPARTMENT	DATE
_____	DATE
A.B.C.W.U.A.	DATE
_____	DATE
A.M.A.F.C.A.	DATE
_____	DATE
CITY ENGINEER	DATE
_____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Mitchell W. Reynolds _____ Date
 New Mexico Professional Surveyor, 11224

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 ALBUQUERQUE, NEW MEXICO
 87102

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

T10N R2E SEC. 14

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____