



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-K17A AND 6-K18A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT HESES ( ) ARE PER THE PLAT OF RIDGECREST ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1931 IN VOLUME D, FOLIO 82.
6. GROSS AREA: 0.3136 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
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.

**LEGAL DESCRIPTION**

Lots numbered Six (6) and Seven (7) in Block numbered Twenty-five (25) of RIDGECREST ADDITION, to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 12, 1931, in Book D, page 82. TOGETHER with the Southwesterly Eighteen feet (SW 1/8) of vacated Ridgecrest Drive, SE lying adjacent to and abutting Lots 6 and 7, Block 25, Ridgecrest Addition, having been vacated by that certain vacating ordinance #2480, dated February 11, 1964, filed February 17, 1964, recorded Book Misc. 45, page 371, records of Bernalillo County, New Mexico and being more particularly described with New Mexico State Plane Grid bearings as follows:  
 Commencing at City of Albuquerque Control Station 6-K18A having New Mexico State Plane Central Zone NAD 1927 Grid coordinates of X = 398,545.00, Y = 1,483,892.49, Ground to Grid factor of 0.99966021, Delta Alpha of -0° 11' 42"; thence, S 09° 40' 56" W, a distance of 5701.69 feet to POINT OF BEGINNING being a point on the Southwesterly right-of-way line of Ridgecrest Drive SE; thence S 37° 35' 08" E along said Southwesterly right-of-way line, a distance of 104.28 feet to the intersection of said Southwesterly right-of-way and the Northwesterly right-of-way line of Monroe Place SE; thence, leaving said Southerly right-of-way S 41° 20' 50" W along said Northwesterly right-of-way, a distance of 120.24 feet to the intersection of said Northwesterly right-of-way and the Northeasterly right-of-way line of a 16' Public Alley; thence leaving said Northwesterly right-of-way N 37° 36' 08" W along said Northeasterly right-of-way a distance of 127.28 feet; thence leaving said Northeasterly right-of-way N 52° 22' 58" E, a distance of 118.00 feet to the POINT OF BEGINNING and containing 0.3136 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.

OWNER(S) SIGNATURE: Richard P. McGrath & Joanne McGeath DATE: 8/20/07  
 OWNER(S) PRINT NAME: Richard P. McGrath & Joanne McGeath  
 ADDRESS: 1613 Ridgecrest Drive, Albuquerque, NM 87108 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 My Commission Expires: 10/01/07  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF AUGUST, 2007.  
 BY: RICHARD P. & JOANNE E. MCGEATH  
Sarah Amato  
 NOTARY PUBLIC

OWNER(S) SIGNATURE: N. Alison Porter & Eli Torngeson DATE: 8/23/07  
 OWNER(S) PRINT NAME: N. Alison Porter & Eli Torngeson  
 ADDRESS: 1615 Ridgecrest Drive Se Albuquerque NM 87108 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 My Commission Expires: 10/01/07  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF AUGUST, 2007.  
 BY: N. ALISON PORTER & ELI TORNGESON  
Sarah Amato  
 NOTARY PUBLIC

**PLAT OF**  
**LOTS 6-A & 7-A, BLOCK 25**  
**RIDGECREST ADDITION**  
**SECTION 26, T. 10 N., R. 3 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**AUGUST 2007**  
**SHEET 1 OF 2**

DOC# 2007135739  
 09/24/2007 09:40 AM Page: 1 of 2  
 PLAT R: \$12.00 B: 2007C P: 0272 H: Toulouse, Bernalillo County

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS AND TO INCORPORATE VACATED RIGHT-OF-WAY INTO ADJACENT LOTS.

CITY APPROVALS: PROJECT NO.: 1006784 APPLICATION NO. 07DRB-70219

<u>[Signature]</u>	<u>8-24-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>9-5-07</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Christina Sandoval</u>	<u>9/5/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>9-5-07</u>
A.B.C.W.U.A.	DATE
<u>Bradley J. Bingham</u>	<u>9/5/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley J. Bingham</u>	<u>9/5/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>9/20/07</u>
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 08-17-07  
 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

**T10N R3E SEC. 26**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 101705634216142102  
 PROPERTY OWNER OF RECORD:  
MCGEATH RICHARD  
 BERNALILLO COUNTY TREASURERS OFFICE:  
[Signature] 9-25-07