

N.T.S.
ZONE ATLAS: G-14-Z

LEGAL DESCRIPTION

THE EAST ONE HUNDRED FORTY FEET (E. 140') OF LOT NUMBERED ONE (1) AND THE EAST ONE HUNDRED FORTY FEET (E. 140') OF THE NORTH THIRTY FEET (N. 30') OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED SEVENTEEN (17) OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1917 IN PLAT BOOK C2, PAGE 88, SAID COMPRISED PARCEL BEING THE SAME AS THAT CONVEYED BY THAT DEED DATED AUGUST 4, 1959, FILED AS DOCUMENT NO. 29233.

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: Deborah M Lantz DATE: 9-28-07
 OWNER(S) PRINT NAME: DEBORAH M LANTZ
 ADDRESS: 1009 FLORIDA NE APO, NM 8710 TRACT: _____
 ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 10/10/09
 Sarah Amato
 NOTARY PUBLIC

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF SEPTEMBER, 2007.

BY: DEBORAH M. LANTZ

MY COMMISSION EXPIRES: 10/10/09

**PLAT OF
 LOT 1-A, BLOCK 17
 MONKBRIDGE ADDITION
 PROJECTED SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2007
 SHEET 1 OF 2**

DOCH 2007144287
 10/12/2007 10:54 am Page: 1 of 2
 PLAT # 912.00 B. 20070 P. 0299 H. Toulouse, Bernalillo County

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING DEEDED PARCELS INTO ONE (1) NEW LOT, AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1006855 APPLICATION NO. 07DEB-70291

<u>[Signature]</u>	<u>10-1-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>10-11-07</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Christine Sandoval</u>	<u>10/10/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>10/10/07</u>
A.B.C.W.O.A.	DATE
<u>Bradley L. Bingham</u>	<u>10/10/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>10/10/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>10/10/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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 6-G15 AND NM47-10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.2571 ACRES
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 1
8. PROPERTY IS ZONED C-3.
9. 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.

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 09-28-07
 Mitchell W. Reynolds
 New Mexico Professional Surveyor, 11224 Date



SURVEYS SOUTHWEST, LTD.

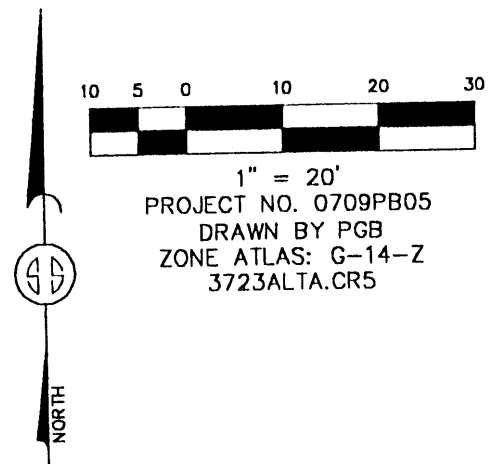
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 5

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 101402551044008
 PROPERTY OWNER OF RECORD:
Loveland Farms Drive-Thru
 BERNALILLO COUNTY TREASURERS OFFICE:
Cyrus Taylor 10/12/07

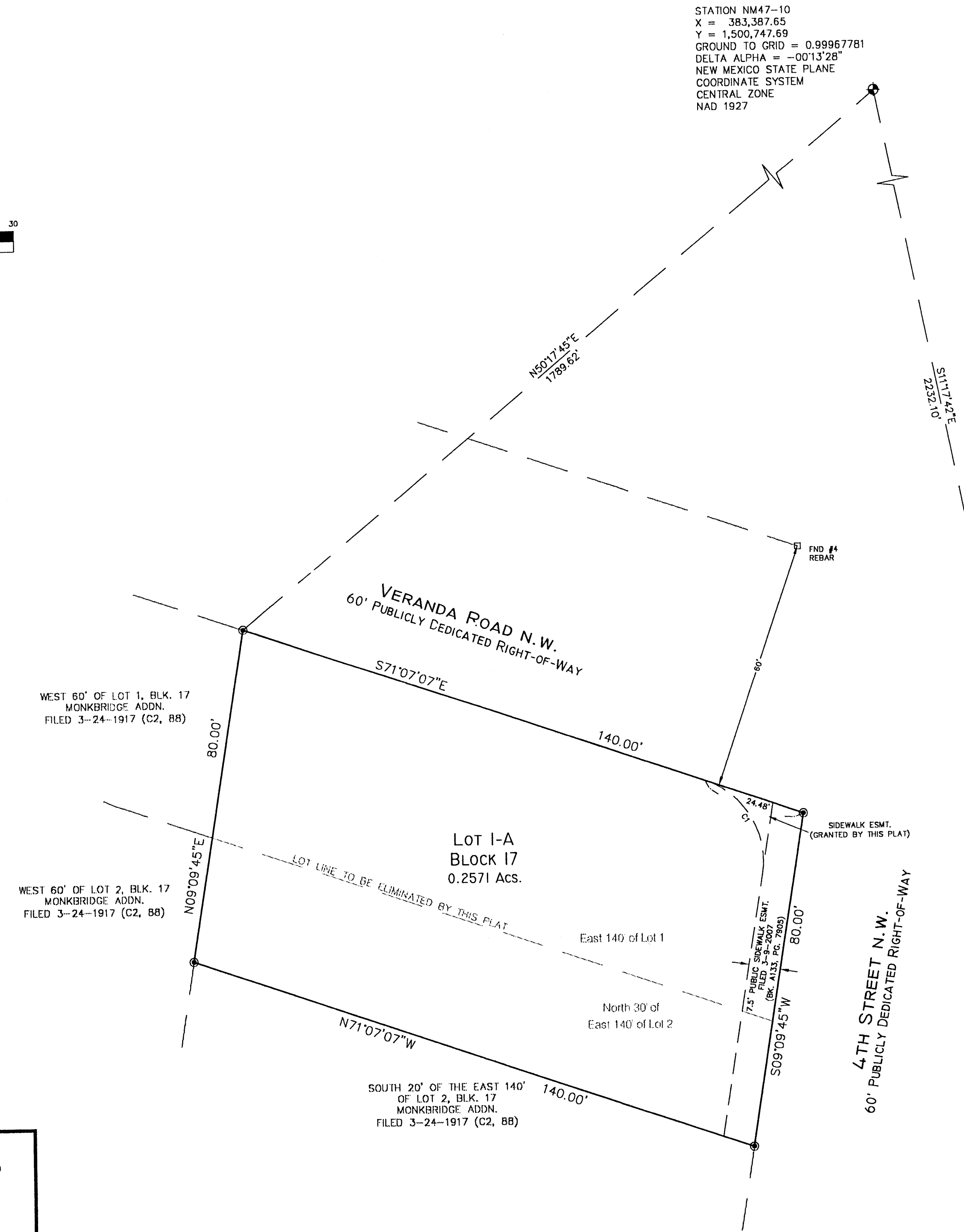
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 SEPTEMBER 2007
 SHEET 2 OF 2

DOCH 2007144287
 10/12/2007 10:54 AM Page: 2 of 2
 PLAT R: \$12.00 S: 2007C P: 0299 H: Toulouse, Bernalillo County



STATION NM47-10
 X = 383,387.65
 Y = 1,500,747.69
 GROUND TO GRID = 0.99967781
 DELTA ALPHA = -00°13'28"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 6-G15
 X = 383,824.73
 Y = 1,498,559.33
 GROUND TO GRID = 0.9996775
 DELTA ALPHA = -00°13'24.5"
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 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



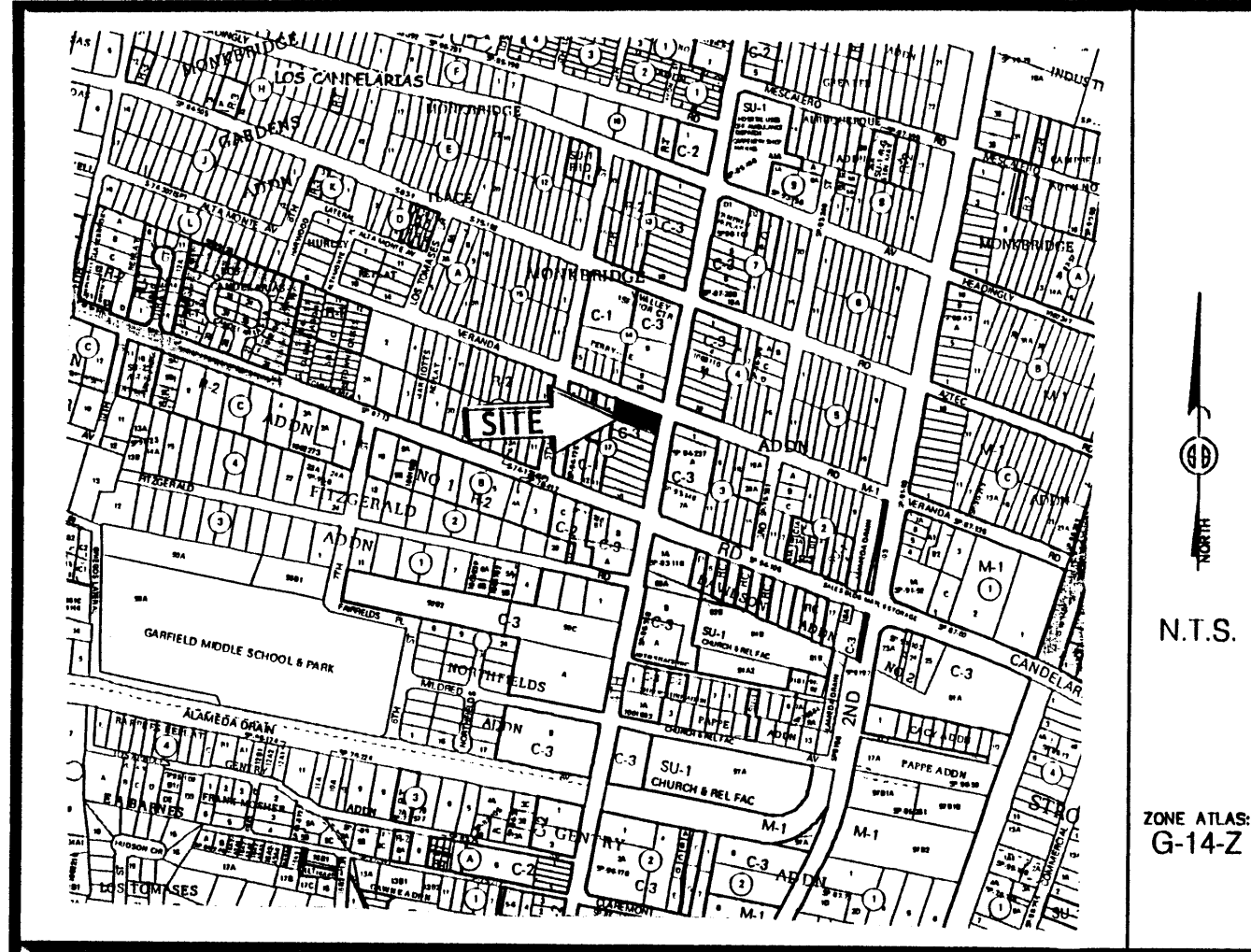
MONUMENT LEGEND

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	28.02'	80°16'52"	S30°58'41"E	25.79'

SURVEYS SOUTHWEST, LTD.
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Vicinity Map

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 UPC#:
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURERS OFFICE:

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OWNER(S) SIGNATURE: Deborah M. Lantz DATE: 9-28-07
 OWNER(S) PRINT NAME: DEBORAH M. LANTZ
 ADDRESS: 1009 FLORIDA NE APO, NM 8910 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF SEPTEMBER, 2007.
 BY: DEBORAH M. LANTZ
Sarah Amato
 NOTARY PUBLIC

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 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2007
 SHEET 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 10/10/07

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CITY APPROVALS	PROJECT NO.:	APPLICATION NO.
<u>[Signature]</u> CITY SURVEYOR		<u>10-1-07</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

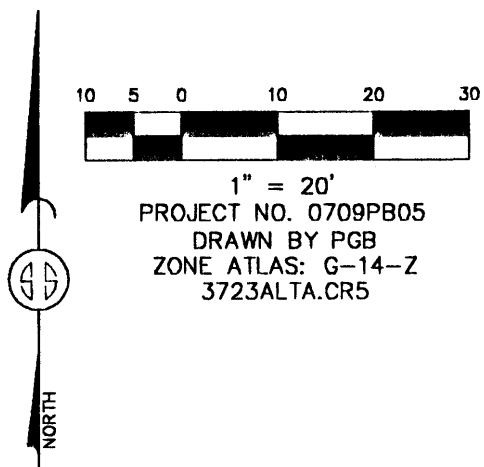
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Mitchell W. Reynolds
 Mitchell W. Reynolds
 Registered Professional Surveyor, 11224
 Date: 09-28-07



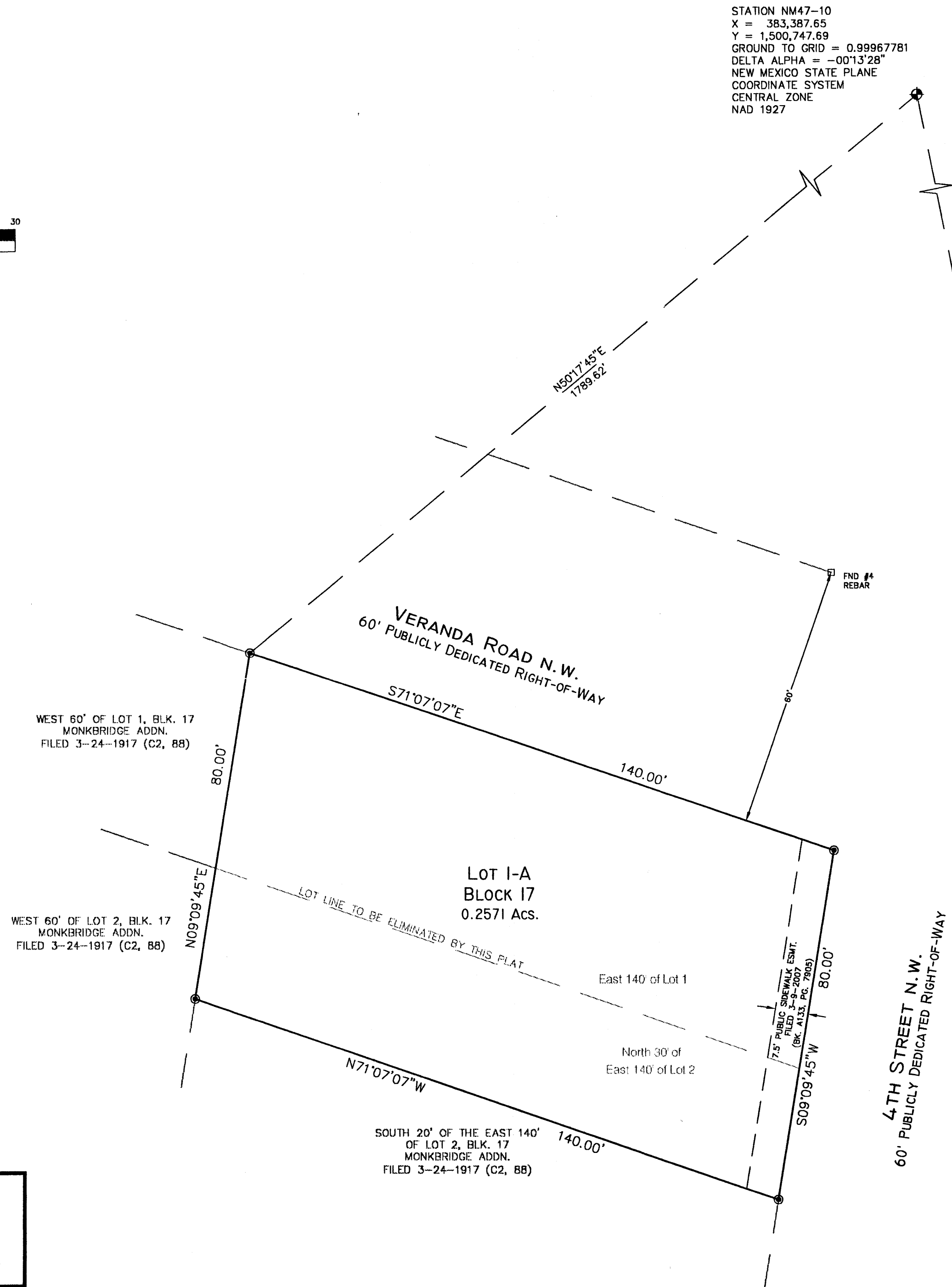
SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 T10N R3E SEC. 5

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SHEET 2 OF 2**



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