

81-1415-1007 # 2007-1207 SALS



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 83, AND ARE BASED ON ACS CONTROL MONUMENTS 12-L14 AND 8-L13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE BOUNDARY SURVEY PLAT OF TRACTS 106B, 106C2 & 106D1, M.R.G.C.D. MAP 40 & LOTS 1,2,3 & 4, BLOCK R, ATLANTIC & PACIFIC ADDITION DATED 2-21-02.
6. GROSS AREA: 0.6692 ACRES
7. NUMBER OF EXISTING M.R.G.C.D. TRACTS: 3, EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2, NCR.
10. NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.

LEGAL DESCRIPTION

A parcel of land being and comprised of all of Lots One (1), Two (2), Three (3) and Four (4) of Block R, Atlantic and Pacific Addition filed in the Office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on April 24, 1888, in Book C, page 154 and Tracts 106-B, 106-C and 106-D-1 as shown on the Middle Rio Grande Conservancy District Property Map No. 40 and being more particularly described as follows:

Commencing at the City of Albuquerque Control Station 8-L13, thence N 29° 01' 25" E, a distance of 2569.75 feet to the POINT OF BEGINNING being a point on the Westerly right-of-way line of Fourth Street SW being the Southeast corner of said parcel and being the Northerly boundary of Block B, Baca Addition, filed April 15, 1981 in Book C2, page 57; thence S 89° 23' 26" W, along said Northerly boundary, a distance of 139.25 feet to the southwest corner of said parcel being the intersection of said Northerly boundary and the Easterly boundary of Barelans Homes Subdivision filed April 24, 1996 in Book 96C, page 169; thence N 03° 46' 26" E, along said Easterly boundary, a distance of 143.58 feet to the Northerly corner of said Parcel being the intersection of said Westerly boundary and the Southerly boundary of said Block R; thence N 88° 30' 08" E, along said Southerly boundary of Block R, a distance of 51.62 feet to an angle point of said Parcel being the intersection of the Southerly boundary of said Block R and the Easterly boundary of Lot 5 of said Block R; thence N 09° 06' 45" E, along the Easterly boundary of said Lot 5, a distance of 89.87 feet to the Northwesterly corner of said Parcel being the intersection of the Easterly boundary of said Lot 5 and the Southerly right-of-way line of Atlantic Avenue SW; thence S 80° 49' 08" E, along the Southerly right-of-way, a distance of 100.11 feet to the Northeastly corner of said Parcel being the intersection of said Southerly right-of-way and said Westerly right-of-way; thence S 09° 10' 25" W, along said Westerly right-of-way, a distance of 218.70 feet to the POINT OF BEGINNING and containing 0.6692 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 OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED,

OWNER(S) SIGNATURE: *[Signature]* DATE: 01-04-08
OWNER(S) PRINT NAME: Lee W. Wilson, Regions Beyond dba The Potters House
ADDRESS: 907 9th St. S.W. TRACT:



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2008.
BY: LEE W. WILSON, Regions Beyond dba The Potters House
MY COMMISSION EXPIRES: 10/31/09
Sarah Amato
NOTARY PUBLIC

PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITION PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008 SHEET 1 OF 2

DOC# 2008033010
03/25/2008 10:28 AM Page: 1 of 2
PLAT # 12.00 B: 2008C P: 0056 N Toulouse, Bernalillo County

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE (3) EXISTING M.R.G.C.D. TRACTS AND FOUR (4) EXISTING LOTS INTO TWO (2) NEW LOTS.

CITY APPROVALS: PROJECT NO.: 1007025 APPLICATION NO. 08 DRB-70009

<i>[Signature]</i>	1-7-08
CITY SURVEYOR	DATE
<i>[Signature]</i>	3/17/08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Christina Sandoval</i>	1/16/08
PARKS & RECREATION DEPARTMENT	DATE
<i>Roger A. Green</i>	1-16-08
A.B.C.W.U.A.	DATE
<i>Bradley D. Bingham</i>	1/16/08
A.M.A.F.C.A.	DATE
<i>Bradley D. Bingham</i>	1/16/08
CITY ENGINEER	DATE
<i>[Signature]</i>	3/21/08
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 01-04-08
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

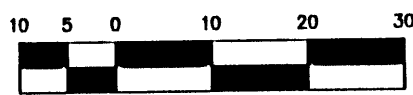
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
87102

0712DA01

T10N R3E SEC. 20

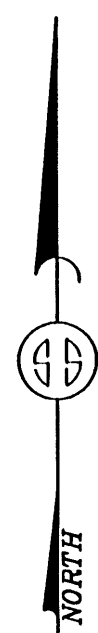
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 1-014-057-116148-34-24

PROPERTY OWNER OF RECORD:
Regions Beyond Inc
BERNALILLO COUNTY TREASURERS OFFICE: *Jabael Chang*, 9-25-08



SCALE: 1" = 20'

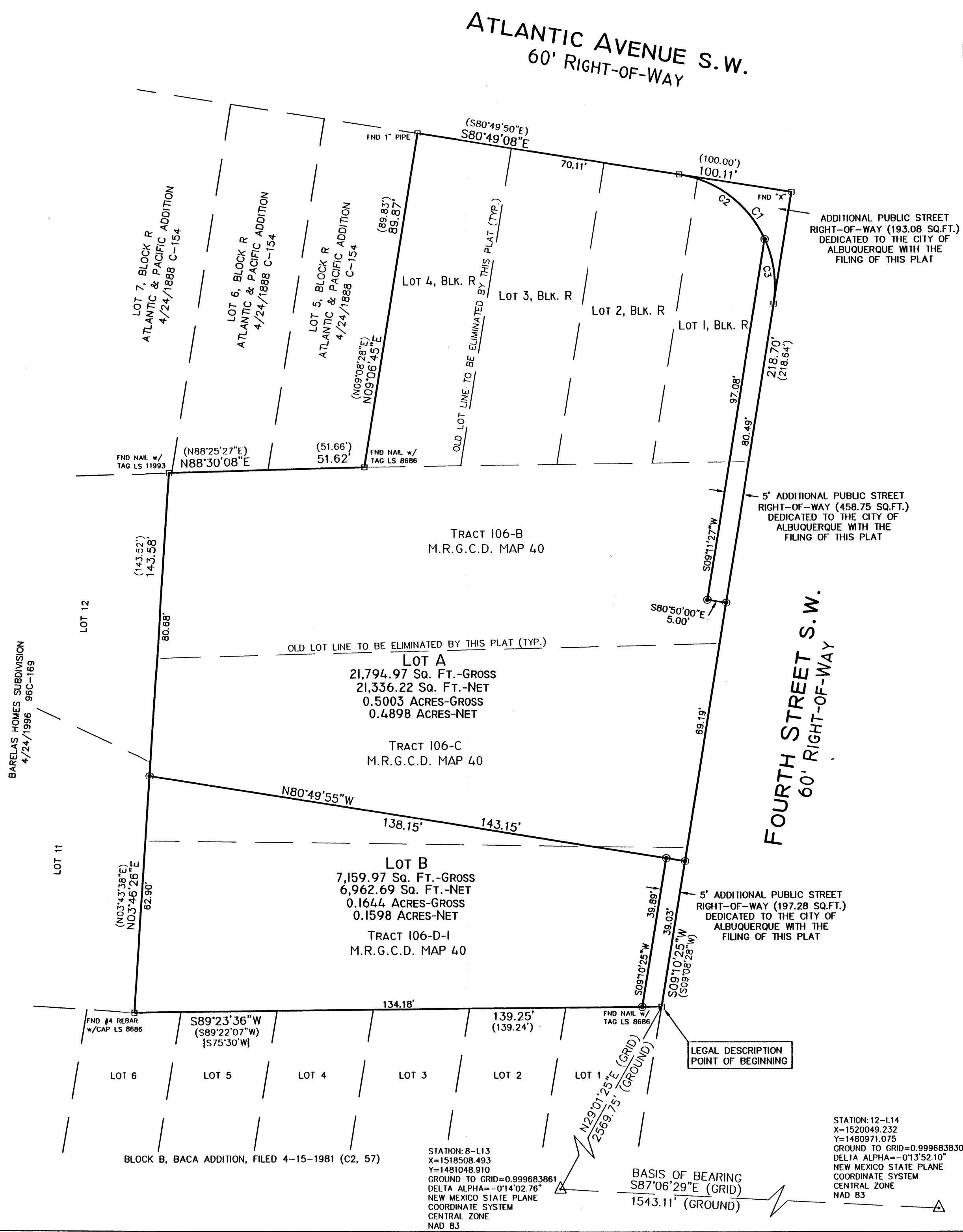
PROJECT NO. 0712DA01
 DRAWN BY: DAA
 ZONE ATLAS: K-14-Z
 POTTERS7.CR5



**PLAT OF
 LOTS A & B
 ATLANTIC & PACIFIC ADDITION
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008
 SHEET 2 OF 2**

DOCH 2008033010
 03/25/2008 10:28 AM Page: 2 of 2
 PLAT R: \$12.00 B: 2008C P: 0056 M. Toulouse, Bernalillo County

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	47.12	30.00	89°59'33"	42.42	N35°48'19"W
C2	29.55	30.00	56°26'07"	28.37	N52°35'02"W
C3	17.57	30.00	33°33'26"	17.32	N07°35'16"W



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 20