

VICINITY MAP
ZONE PAGE K-20-Z

PLAT OF LOT 13-A, BLOCK 1 WAGGOMAN-DENISON ADDITION

SECTION 20, T 10 N, R 4 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2008

DRB PROJECT NO. 1007449

CITY APPROVALS

ABCHAU	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	9-22-08
CITY OF ALBUQUERQUE SURVEYOR	DATE
A.M.A.F.C.A.	DATE
UTILITY APPROVALS	
QUEST TELECOMMUNICATIONS	DATE
P.N.M. GAS SERVICES	DATE
P.N.M. ELECTRIC SERVICES	DATE
COMCAST CABLE	DATE

LEGAL DESCRIPTION

LOTS NUMBERED THIRTEEN THROUGH EIGHTEEN (13-18) IN BLOCK NUMBERED ONE (1) OF THE WAGGOMAN-DENISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945, VOL. C, FOLIO 191.

PURPOSE OF PLAT

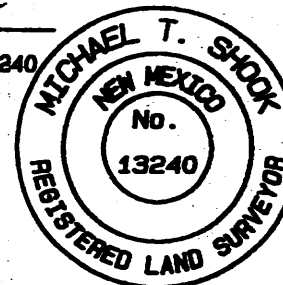
THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM SIX (6) EXISTING LOTS AND TO GRANT EASEMENTS, IF ANY, AS SHOWN HEREON.

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS, FEBRUARY 2, 1994 TO OCTOBER 1, 2000), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook

MICHAEL T. SHOOK
NMLS NO. 13240
A.M. SURVEYING CO.
612 Carro de Orrego Drive S.E.
Rio Rancho, New Mexico 87124
Phone & FAX: (505) 888-1716



9/22/08
DATE

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS "6_K20 R" AND "14_K20", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS ACREAGE = 1.0387 ACRES
6. NUMBER OF EXISTING LOTS = 6
7. NUMBER OF LOTS CREATED = 1
8. PROPERTY SURVEYED AUGUST, 2008.
9. EXISTING ZONING IS C-2.
10. TALOS LOG NO. 200807895
11. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
12. DATA WITHIN PARENTHESES () ARE RECORD PER THE FOLLOWING PLAT: PLAT OF WAGGOMAN-DENISON ADDITION, FILED 5/24/45, VOL. C, FOLIO 191.
13. 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.

FREE CONSENT & DEDICATION

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 13-A, BLOCK ONE (1) WAGGOMAN-DENISON ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS, IF ANY, AS SHOWN HEREON.

John F. Waggoman 9/22/08
OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF Sep. 2008.
BY: *Robert L. ...* *John F. Waggoman*

MY COMMISSION EXPIRES: 12-15-2011

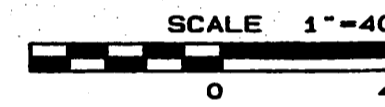
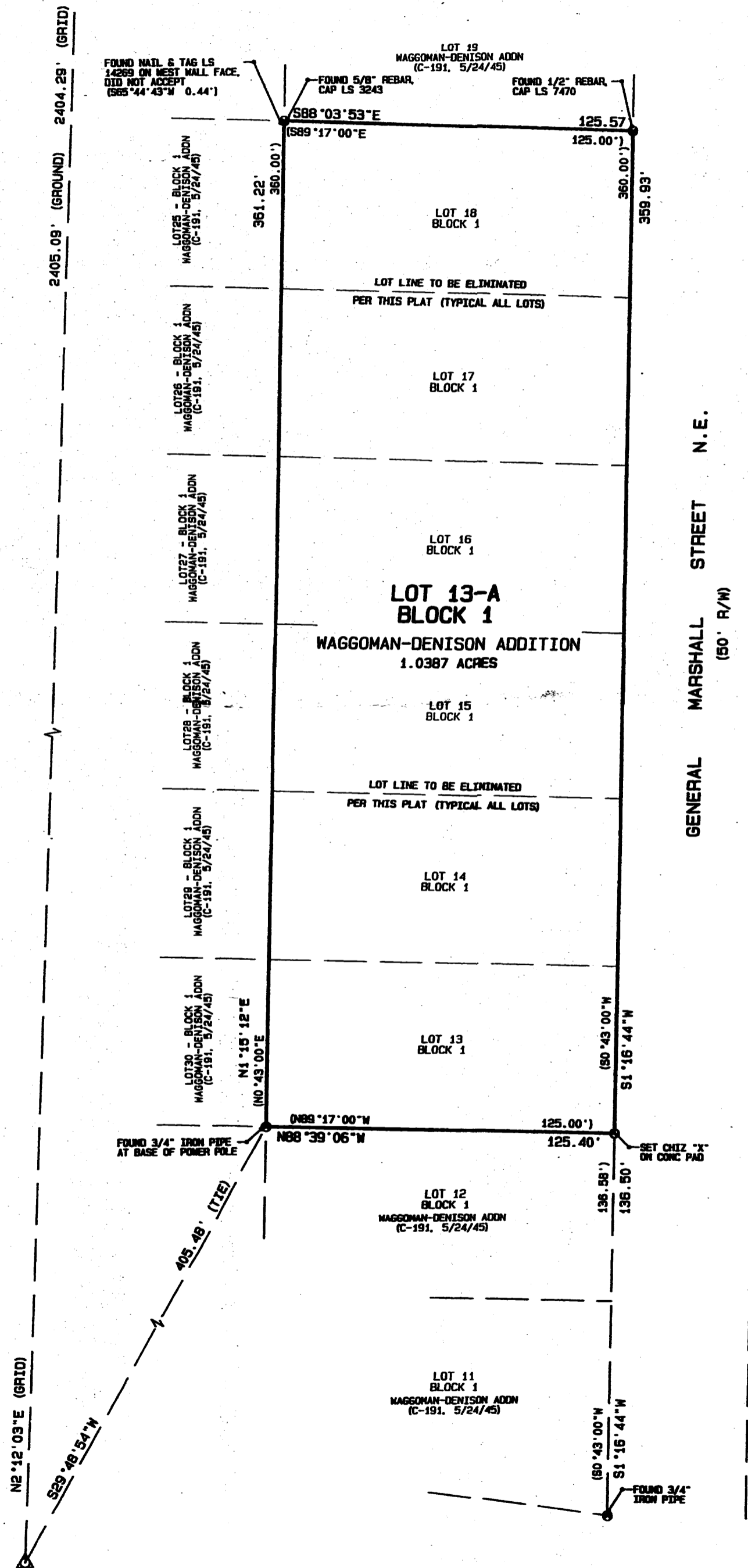
[Signature]
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

ACS MONUMENT "14_K20"
 NORTHING = 1,484,692.188
 EASTING = 1,950,574.948
 GROUND TO GRID = 0.99962680
 MAPPING ANGLE = 0°10'21.32"
 (NAD 83 CENTRAL ZONE)
 ELEVATION: 5381.929
 (NAVD 1988)

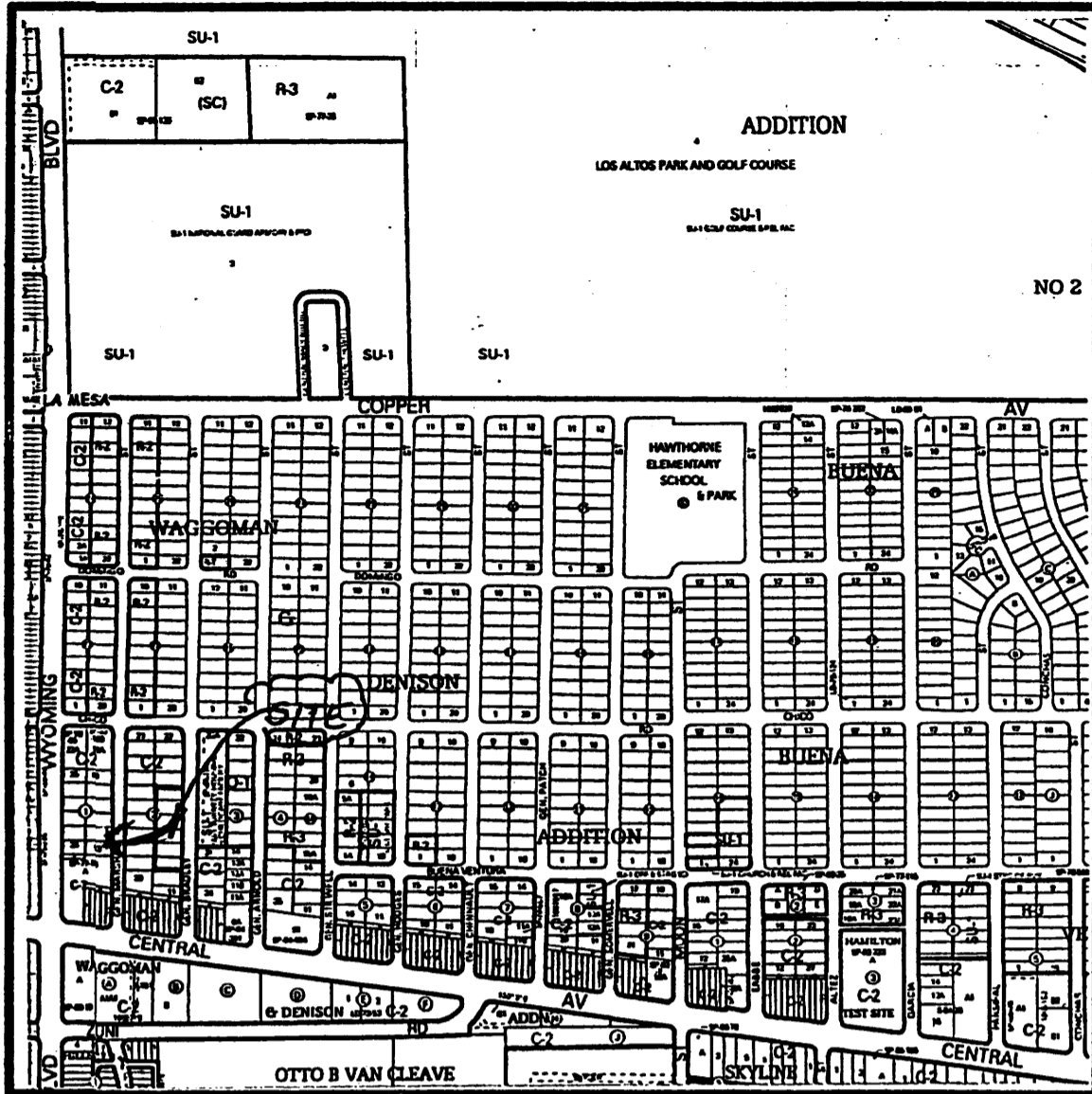
PLAT OF LOT 13-A, BLOCK 1 WAGGOMAN-DENISON ADDITION

SECTION 20, T 10 N, R 4 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2008



ACS MONUMENT "6_K20 R"
 NORTHING = 1,482,289.672
 EASTING = 1,950,482.529
 GROUND TO GRID = 0.999625156
 MAPPING ANGLE = 0°10'21.80"
 (NAD 83 CENTRAL ZONE)
 ELEVATION: 5393.350
 (NAVD 1988)

A.M. SURVEYING CO.
 612 Cerro de Ortega Drive S.E.
 Rio Rancho, New Mexico 87124
 Phone & FAX: (505) 896-1716



VICINITY MAP
ZONE PAGE K-20-Z

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS "6_K20 R" AND "14_K20", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS ACREAGE = 1.0387 ACRES
6. NUMBER OF EXISTING LOTS = 6
7. NUMBER OF LOTS CREATED = 1
8. PROPERTY SURVEYED AUGUST, 2008.
9. EXISTING ZONING IS C-2.
10. TALOS LOG NO. 200807895
11. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
12. DATA WITHIN PARENTHESES () ARE RECORD PER THE FOLLOWING PLAT: PLAT OF WAGGOMAN-DENISON ADDITION, FILED 5/24/45, VOL C, FOLIO 191.
13. 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.

FREE CONSENT & DEDICATION

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 13-A, BLOCK ONE (1) WAGGOMAN-DENISON ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS, IF ANY, AS SHOWN HEREON.

John H. [Signature]
OWNER 9/22/08

OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } S.S.
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF SEP 2008,
BY: *[Signatures]*

MY COMMISSION EXPIRES:
12/15/2011

[Signature]
NOTARY PUBLIC

**PLAT OF LOT 13-A, BLOCK 1
WAGGOMAN-DENISON ADDITION**

SECTION 20, T 10 N, R 4 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2008

LEGAL DESCRIPTION

LOTS NUMBERED THIRTEEN THROUGH EIGHTEEN (13-18) IN BLOCK NUMBERED ONE (1) OF THE WAGGOMAN-DENISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945, VOL.C, FOLIO 191.

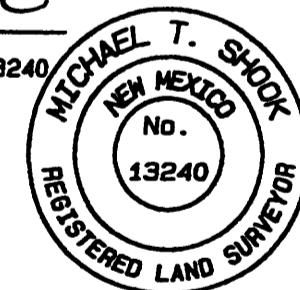
PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM SIX (6) EXISTING LOTS AND TO GRANT EASEMENTS, IF ANY, AS SHOWN HEREON.

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS, FEBRUARY 2, 1994 TO OCTOBER 1, 2000), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook
MICHAEL T. SHOOK
A.M. SURVEYING CO.
612 Camino de Diego Drive S.E.
Rio Rancho, New Mexico 87124
Phone & FAX: (505) 856-1716
NMLS NO. 13240
DATE 9/22/08



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC NO. 1020057-30707
PROPERTY OWNER OF RECORD Jones De C. Mancilla
BERNALILLO COUNTY TREASURERS OFFICE 10/2/08 MChewin

DRB PROJECT NO. 1007449

08DRB-70423

CITY APPROVALS

	DATE
<i>N/A</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>N/A</i>	
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<i>N/A</i>	
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<i>N/A</i>	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Randy [Signature]</i>	10-01-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Randy [Signature]</i>	10-1-08
OFFICIAL DEVELOPMENT	DATE
<i>David [Signature]</i>	10-1-08
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley d. [Signature]</i>	10-1-08
CITY ENGINEER	DATE
<i>Paul [Signature]</i>	10-1-08
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	9-22-08
CITY OF ALBUQUERQUE SURVEYOR	DATE
<i>Bradley d. [Signature]</i>	10-1-08
A.N.A.F.C.A.	DATE

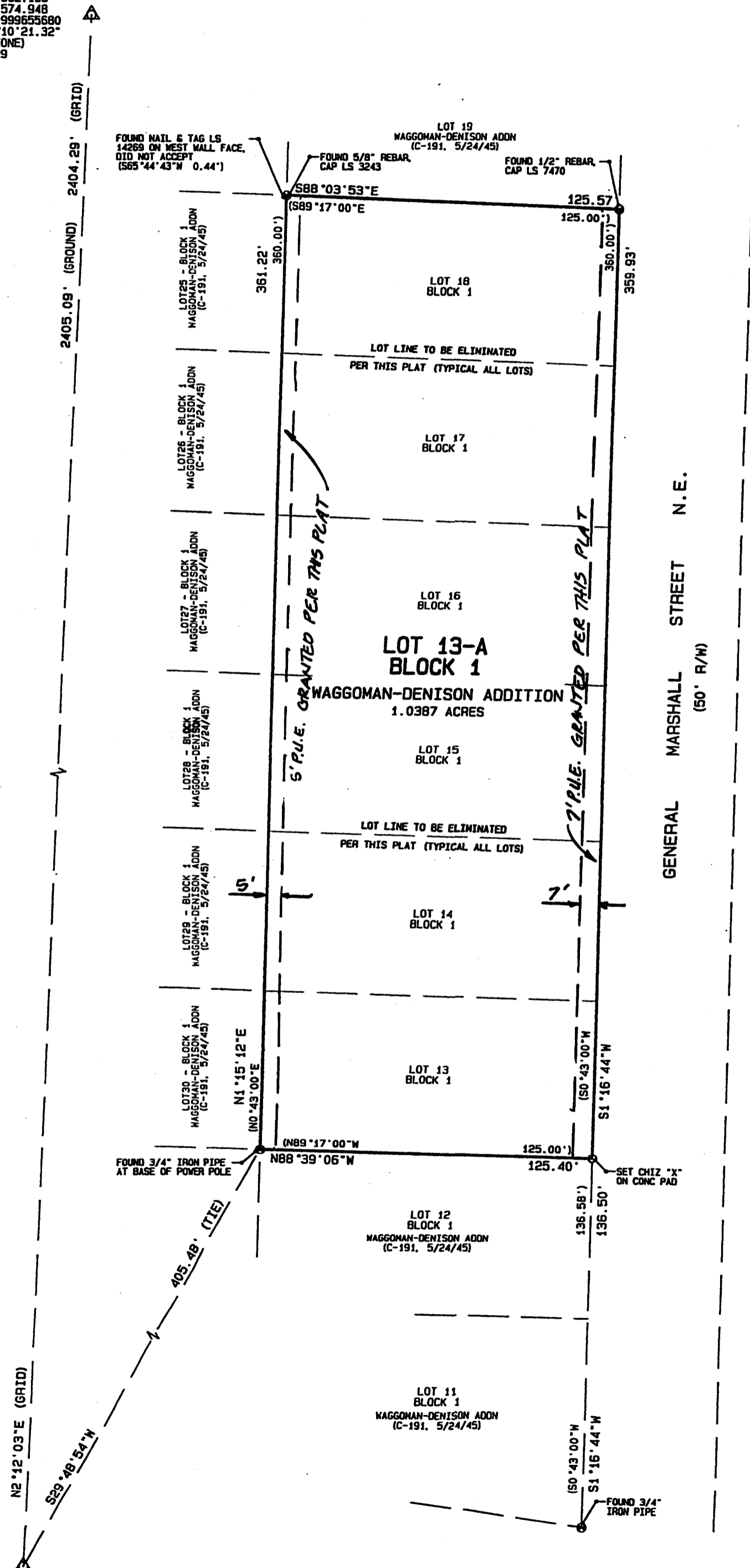
UTILITY APPROVALS

<i>N/A</i>	DATE
QUEST TELECOMMUNICATIONS	DATE
<i>N/A</i>	
P.N.M. GAS SERVICES	DATE
<i>N/A</i>	
P.N.M. ELECTRIC SERVICES	DATE
<i>N/A</i>	
CONCAST CABLE	DATE

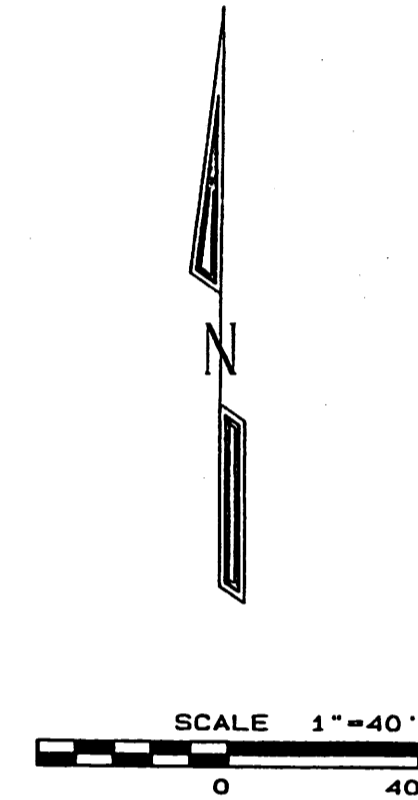
ACS MONUMENT "14_K20"
 NORTHING = 1,484,692.188
 EASTING = 1,550,574.948
 GROUND TO GRID = 0.999655880
 MAPPING ANGLE = 0°10'21.32"
 (NAD 83 CENTRAL ZONE)
 ELEVATION: 5381.929
 (NAVD 1988)

PLAT OF LOT 13-A, BLOCK 1 WAGGOMAN-DENISON ADDITION

SECTION 20, T 10 N, R 4 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2008



ACS MONUMENT "6_K20 R"
 NORTHING = 1,482,289.672
 EASTING = 1,550,482.622
 GROUND TO GRID = 0.999655156
 MAPPING ANGLE = 0°10'21.80"
 (NAD 83 CENTRAL ZONE)
 ELEVATION: 5393.350
 (NAVD 1988)



DOCH 2008108828
 10/02/2008 01:33 PM Page: 2 of 2
 PLAT R-112 00 B-2000C P: 0216 M. Toulous Olivera, Bernalillo Cour

A.M. SURVEYING CO.
 612 Cerro de Ortega Drive S.E.
 Rio Rancho, New Mexico 87124
 Phone & FAX: (505) 896-1716

SKETCH PLAT

PROPOSED LOT 13-A, BLOCK 1 WAGGOMAN-DENISON ADDITION

(SHOWING PROPOSED REPLAT OF LOTS
13 THRU 18, BLOCK 1, WAGGOMAN-DENISON ADDITION)
CITY OF ALBUQUERQUE, NEW MEXICO

AUGUST 2008

LEGAL DESCRIPTION

LOTS NUMBERED THIRTEEN THROUGH EIGHTEEN (13-18) IN BLOCK NUMBERED ONE (1) OF THE WAGGOMAN-DENISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945.

PURPOSE OF REQUEST

THE PURPOSE OF THIS PROPOSED PLAT IS TO ELIMINATE THE LOT LINES OF SIX (6) LOTS TO CREATE ONE (1) LOT.

NOTES

1. BASIS OF BEARINGS DERIVED BETWEEN FOUND MONUMENTS MARKING THE WESTERLY RIGHT OF WAY LINE OF GENERAL MARSHALL STREET, N.E., TAKEN AS BEING $S0^{\circ}43'00''W$, PER PLAT OF RECORD.
2. MONUMENTS FOUND AS NOTED HEREON.
3. PROPERTY SURVEYED ON FEBRUARY 21, 2008.
4. () INDICATES RECORD DATA PER PLATS OF RECORD.
5. THIS PROPERTY LIES WITHIN ZONE "X", AREAS OF 0.2% CHANCE FLOOD, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 35001C0358 F, EFFECTIVE DATE OF NOVEMBER 19, 2003.
6. "SET" INDICATES SET 1/2" REBAR, CAP NMLS 13240.

