

Vicinity Map Zone Atlas J-14-Z n.t.s.

**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Charles L. Abbott Jr 9/2/2008  
 Charles L. Abbott, Owner, Lots 13, 14 & 15 Date

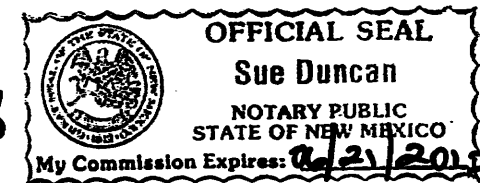
Natalie J. Abbott 9/2/08  
 Natalie J. Abbott, Owner, Lots 13, 14 & 15 Date

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/2/2008

Charles L. Abbott & Natalie J. Abbott  
 Husband & Wife, Owners



Sue Duncan 06/21/2012  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal**

LOTS TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWELVE (12) OF THE ALBRIGHT-MOORE 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 26, 1921, IN PLAT BOOK D, PAGE 143.

AND

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15) IN BLOCK NUMBERED TWELVE (12) OF THE ALBRIGHT-MOORE 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 26, 1921, IN PLAT BOOK D, PAGE 143.

ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS-14271", ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 12, OF THE SAID ALBRIGHT-MOORE ADDITION, WHENCE A TIE TO ACS MONUMENT "B\_H13" BEARING N 58° 15'45" W, A DISTANCE OF 6654.92 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING THE SOUTHERLY PROPERTY LINE OF SAID LOT 9, S 81°44'43" E, A DISTANCE OF 145.01 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A CHISELED "X" IN THE BASE OF A FENCE;

THENCE, COINCIDING THE WESTERLY RIGHT OF WAY OF A 16' ALLEY, S 03°41'56" W, A DISTANCE OF 149.22 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A 4" PIPE;

THENCE, LEAVING SAID ALLEY RIGHT OF WAY COINCIDING WITH THE NORTHERLY RIGHT OF WAY ON KINLEY AVENUE NW, N 81°44'43" W, A DISTANCE OF 139.88 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, AND COINCIDING THE EASTERLY RIGHT OF WAY OF LOS TOMASES DRIVE NW, N 01°44'30" E, A DISTANCE OF 149.71 FEET TO THE POINT OF BEGINNING CONTAINING 0.4864 ACRES (21,188 SQ. FT) MORE OR LESS.

**Subdivision Data**

GROSS ACREAGE 0.4864 ACRES  
 ZONE ATLAS PAGE NO. J-14-Z  
 NUMBER OF EXISTING TRACTS 6  
 NUMBER OF TRACTS CREATED 3  
 NUMBER OF TRACTS ELIMINATED 3  
 MILES OF FULL WIDTH STREETS 0.00  
 MILES OF HALF WIDTH STREETS 0.00  
 STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0  
 DATE OF SURVEY AUGUST 2008  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2008341203  
 ZONING S-R

Plat of  
**Lots 10-A, 11-A & 12-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-15, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2008

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_  
 Application Number \_\_\_\_\_  
 Plat approvals:

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
QWest	_____	Date	_____
City Surveyor	<u>[Signature]</u>	Date	9-5-08
Traffic Engineer	_____	Date	_____
ABCWA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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."

Will Plotner Jr 8/28/08  
 WILL PLOTNER JR.  
 N.E.P.S. No. 14271  
 DATE  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 Sheet 1 of 2  
 081600

**Purpose of Plat**

1. CREATE THREE LOTS AS SHOWN HEREON.
2. ELIMINATE LOT LINES AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT 1-E18A HAVING AN ELEVATION OF 5225.059 (NAVD 1988).
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.

**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

David (Dave) W. Tinker 9-2-2008  
 Dave W. Tinker, Owner, Lots 10, 11 & 12 Date

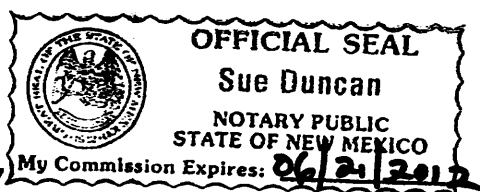
Mary F. Deyer 9-2-08  
 Mary F. Deyer, Owner, Lots 10, 11 & 12 Date

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/2/2008

Dave W. Tinker & Mary F. Deyer, Owners  
 Husband & Wife, Owners



Sue Duncan 06/21/2012  
 NOTARY PUBLIC MY COMMISSION EXPIRES

# Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	UNLESS OTHERWISE INDICATED BATHEY MARKER WITH CAP "LS 14271"
○	SET BATHEY MARKER WITH CAP "LS 14271"

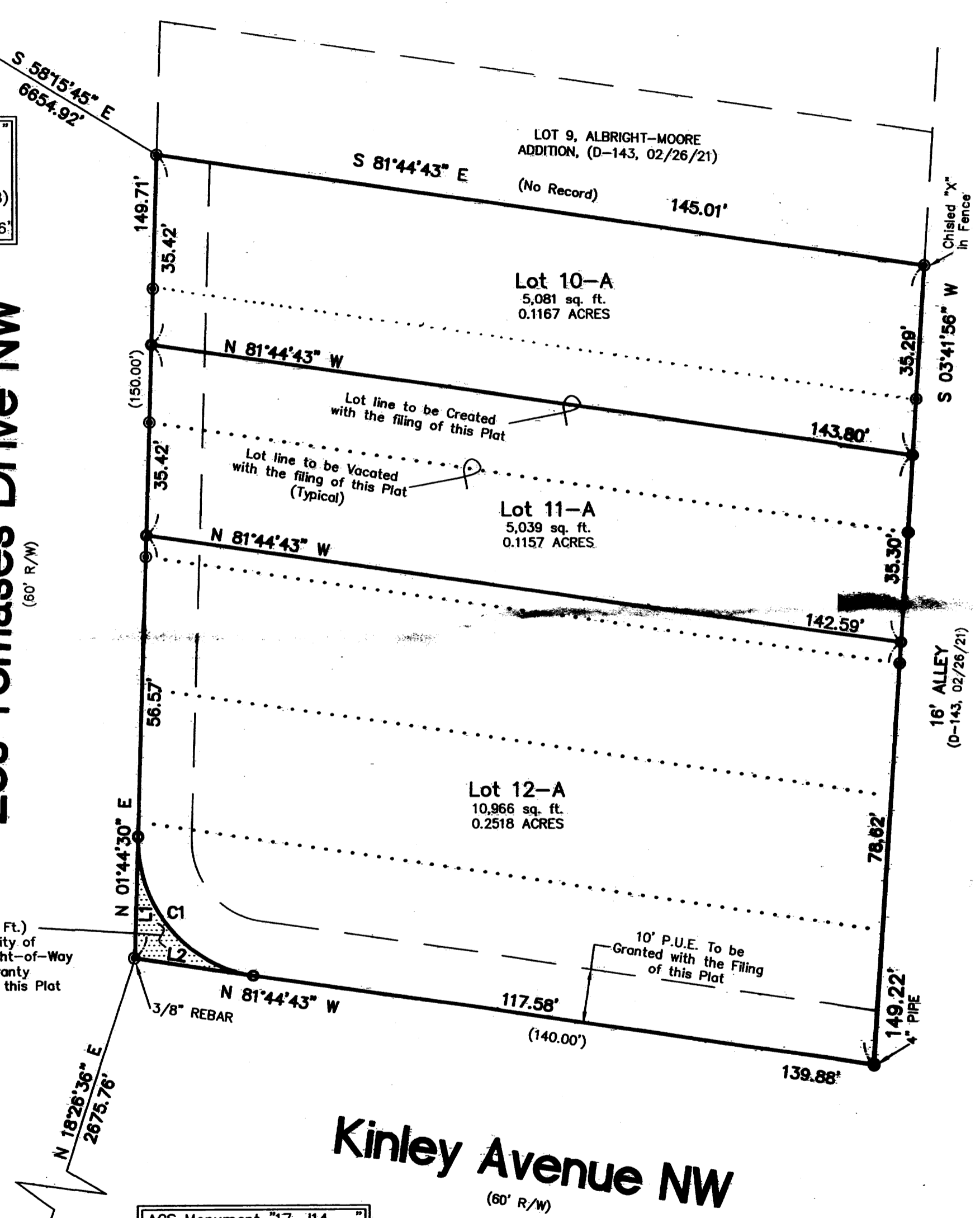
Plat of  
**Lots 10-A, 11-A & 12-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-15, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2008

ACS Monument "8\_H13  
 NAD 1983 CENTRAL ZONE  
 X=1514348.572  
 Y=1495058.484  
 Z=4963.168 (NAVD 1988)  
 G-G=0.999684701  
 Mapping Angle=-0°14'32.76"

**Los Tomases Drive NW**  
 (60' R/W)

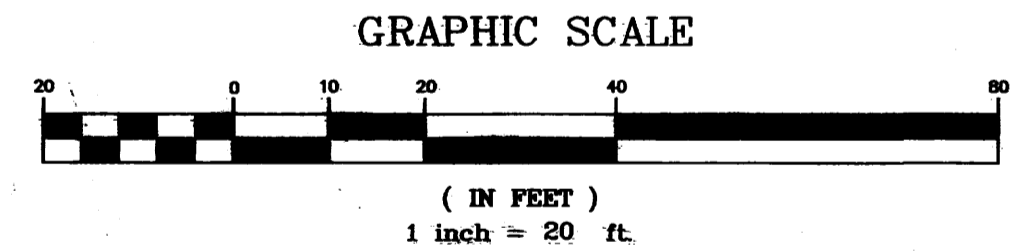
0.0023 Acres (102 Sq. Ft.)  
 Area dedicated to the City of Albuquerque for Additional Right-of-Way in Fee Simple with Warranty Covenants with the filing of this Plat

ACS Monument "17\_J14  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317  
 Y=1488866.762  
 Z=4957.484 (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle=-0°13'59.00"



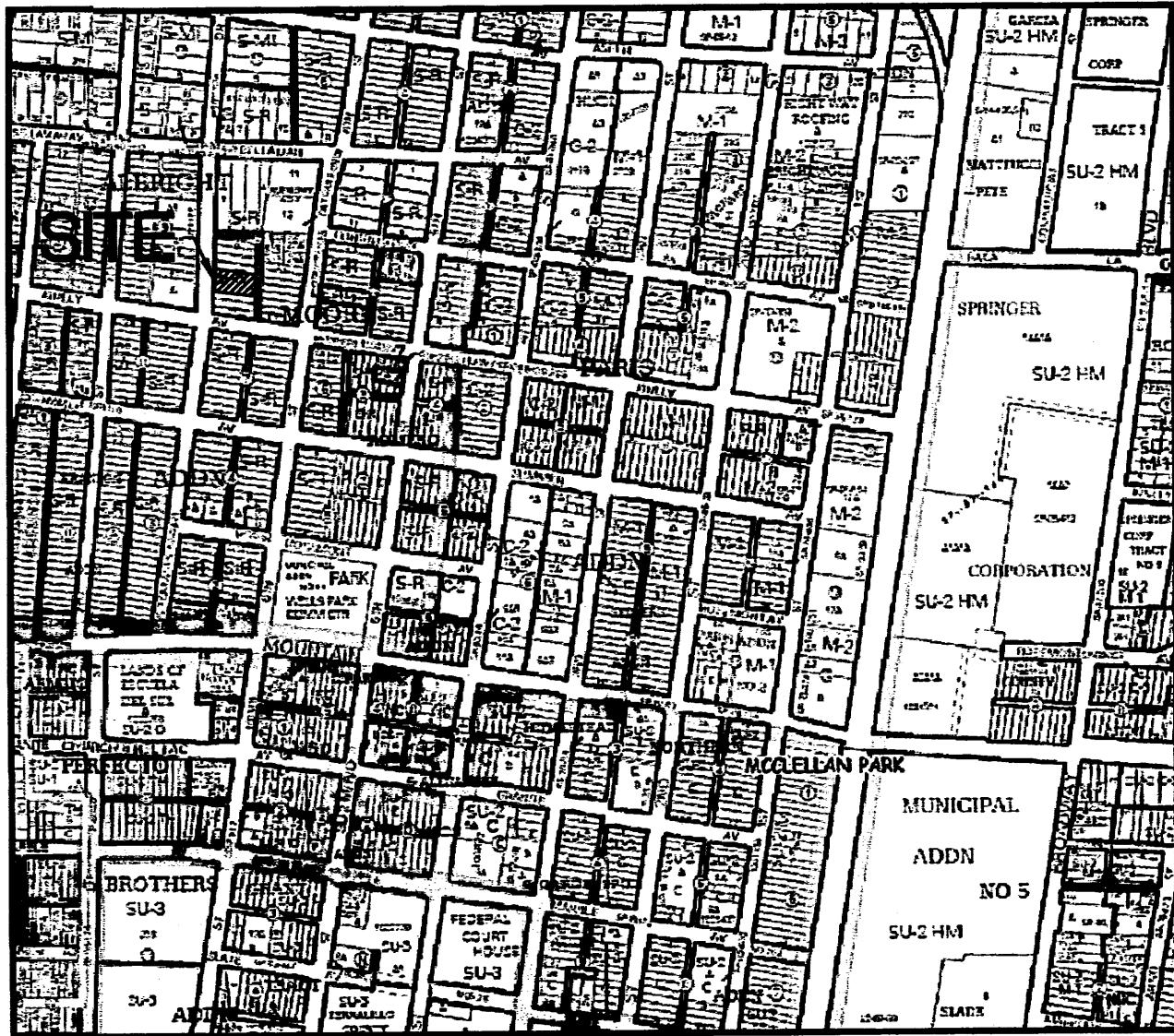
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00'	36.43'	83°29'13"	N 40°00'07" W	33.29'

LINE	LENGTH	BEARING
L1	22.31	N 01°44'30" E
L2	22.31	N 81°44'43" W



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas J-14-Z n.t.s.

Plat of  
**Lots 10-A & 11-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-12, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2008

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1007459

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services	Date
PNM Gas Services	Date
QWest	Date
Comcast	Date

**City approvals:**

<i>[Signature]</i>	10-7-08
City Surveyor	Date
Traffic Engineer	Date
BCWUA	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**Purpose of Plat**

1. CREATE TWO LOTS AS SHOWN HEREON.
2. ELIMINATE LOT LINES AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT 1-E18A HAVING AN ELEVATION OF 5225.059 (NAVD 1988).
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.
6. ENCROACHMENT AGREEMENT BENEFITTING LOT 12 AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 3, 2008 AS DOCUMENT NO. 2008098233.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*David W. Tinker* Oct. 7, 2008  
 David W. Tinker, Owner, Lots 10, 11 & 12 Date

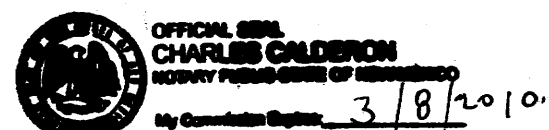
*Mary F. Dever* 10-7-2008  
 Mary F. Dever, Owner, Lots 10, 11 & 12 Date

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-7-08 BY

David W. Tinker & Mary F. Dever, Owners  
 Husband & Wife, Owners

*Charles Calderon* 3/8/2010  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED ACTION SHALL AT ANY TIME BE SUBJECT TO A RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal**

LOTS NUMBERED TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWELVE (12) OF THE ALBRIGHT-MOORE 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 26, 1921, IN PLAT BOOK D, PAGE 143.

ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271", ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 12, OF THE SAID ALBRIGHT-MOORE ADDITION, WHENCE A TIE TO ACS MONUMENT "8\_H13" BEARING N 58° 15'45" W, A DISTANCE OF 6654.92 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING THE SOUTHERLY PROPERTY LINE OF SAID LOT 9, S 81°44'43" E, A DISTANCE OF 145.01 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A CHISELED "X" IN THE BASE OF A FENCE;

THENCE, COINCIDING THE WESTERLY RIGHT OF WAY OF A 16' ALLEY, S 03°41'56" W, A DISTANCE OF 74.61' FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, LEAVING SAID ALLEY RIGHT OF WAY; N 81°44'43" W, A DISTANCE OF 142.45 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOS TOMASES DRIVE SW MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, COINCIDING THE EASTERLY RIGHT OF WAY OF LOS TOMASES DRIVE NW, N 01°44'30" E, A DISTANCE OF 74.86' FEET TO THE POINT OF BEGINNING CONTAINING 0.2454 ACRES (10,690 SQ. FT) MORE OR LESS.

**Subdivision Data**

GROSS ACREAGE	0.2454 ACRES
ZONE ATLAS PAGE NO.	J-14-Z
NUMBER OF EXISTING TRACTS	3
NUMBER OF TRACTS CREATED	2
NUMBER OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE	0
DATE OF SURVEY	AUGUST 2008
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008341203
ZONING	S-R

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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."

*Will Plotner Jr.* 10/6/08  
 WILL PLOTNER JR. DATE  
 N.M.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



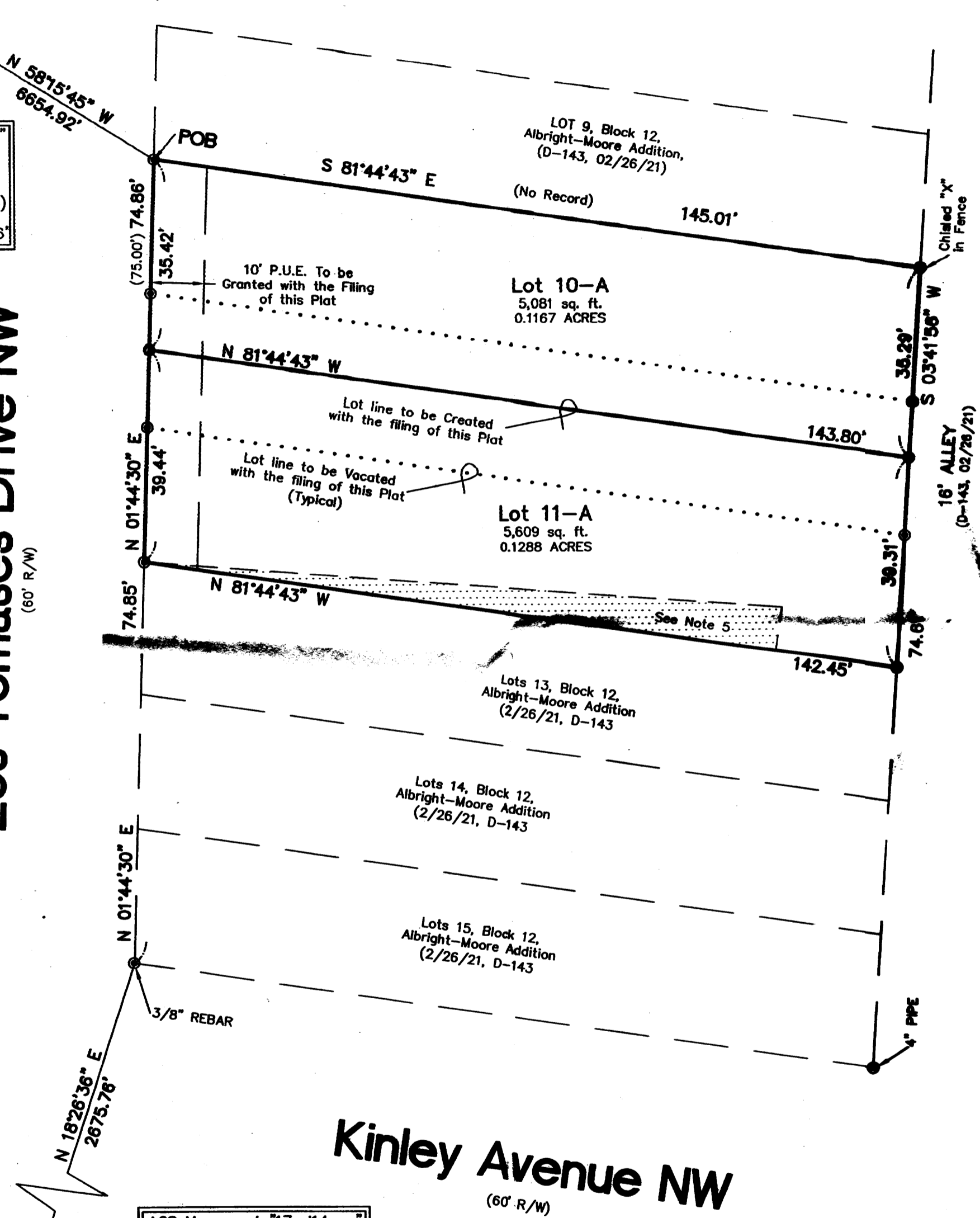
Plat of  
**Lots 10-A & 11-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-12, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2008

**Legend**

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	UNLESS OTHERWISE INDICATED BATHEY MARKER WITH CAP "LS 14271"
○	SET BATHEY MARKER WITH CAP "LS 14271"

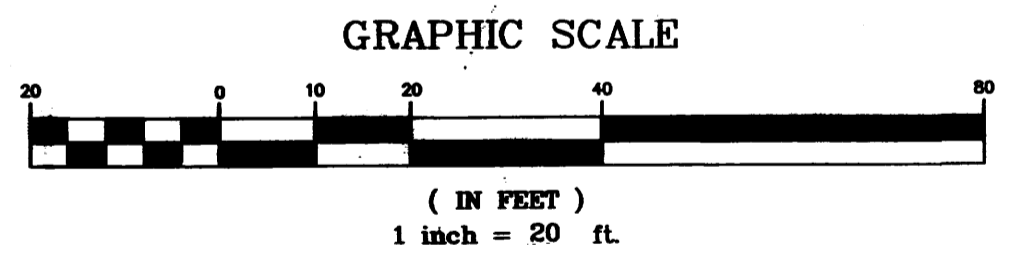
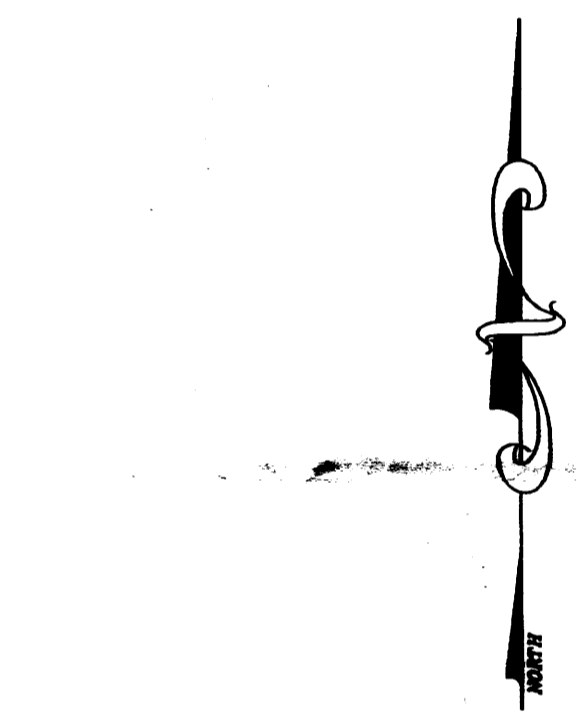
ACS Monument "8\_H13  
 NAD 1983 CENTRAL ZONE  
 X=1514348.572  
 Y=1495058.484  
 Z=4963.168 (NAVD 1988)  
 G-G=0.999684701  
 Mapping Angle=-0°14'32.76"

**Los Tomases Drive NW**  
 (60' R/W)



ACS Monument "17\_J14  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317  
 Y=1488866.762  
 Z=4957.484 (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle=-0°13'59.00"

**Kinley Avenue NW**  
 (60' R/W)

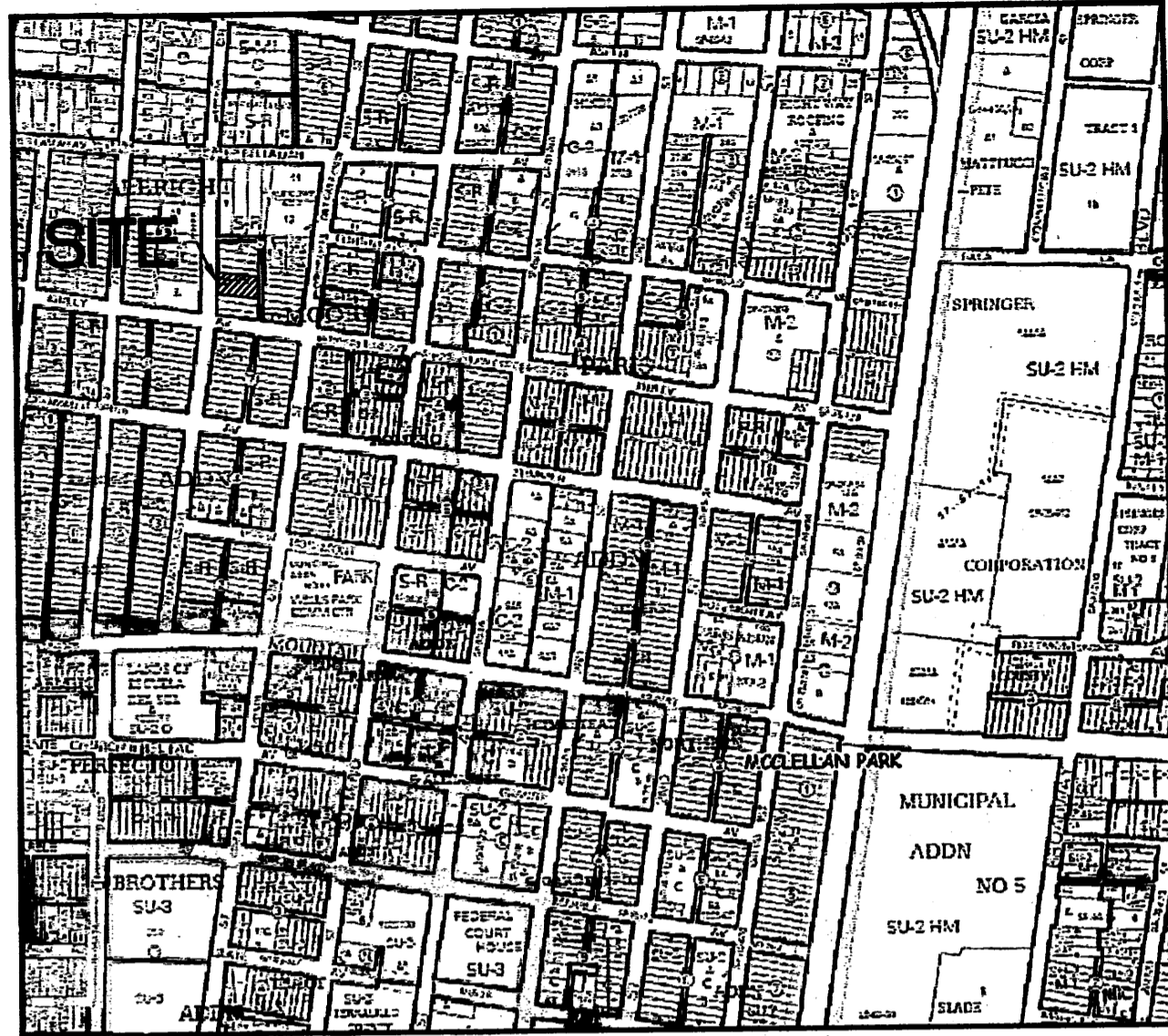


**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Plat of  
**Lots 10-A & 11-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-12, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2008

DOC# 200811091  
 10/09/2008 12:53 PM Page: 1 of 2  
 L:\PLAT\8-12-08-8-2008C.P: 0222 H. Toulouse Olivere, Bernalillo Cour



Vicinity Map Zone Atlas J-14-Z n.t.s.

**Purpose of Plat**

1. CREATE TWO LOTS AS SHOWN HEREON.
2. ELIMINATE LOT LINES AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
2. BENCHMARK-REFERENCES ACS MONUMENT 1-E18A HAVING AN ELEVATION OF 5225.059 (NAVD 1988).
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.
5. ENCROACHMENT AGREEMENT BENEFITTING LOT 12 AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 3, 2008 AS DOCUMENT NO. 2008098233.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

David W. Tinker Oct. 7, 2008  
 David W. Tinker, Owner, Lots 10, 11 & 12 Date

Mary F. Dever 10-7-2008  
 Mary F. Dever, Owner, Lots 10, 11 & 12 Date

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-7-08 BY  
 David W. Tinker & Mary F. Dever, Owners  
 Husband & Wife, Owners

Charal 3/8/2010  
 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101405814041112701 PROPERTY OWNER OF RECORD: ABRORIT CAMPUS L OF EDUC BERNALILLO COUNTY TREASURER'S OFFICE: 10-7-08

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:  
 NO PROPERTY WITHIN THE AREA OF REQUESTED PLAT ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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**

LOTS NUMBERED TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWELVE (12) OF THE ALBRIGHT-MOORE 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 26, 1921, IN PLAT BOOK D, PAGE 143.

ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271", ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 12, OF THE SAID ALBRIGHT-MOORE ADDITION, WHENCE A TIE TO ACS MONUMENT "8\_H13" BEARING N 58° 15'45" W, A DISTANCE OF 6654.92 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING THE SOUTHERLY PROPERTY LINE OF SAID LOT 9, S 81°44'43" E, A DISTANCE OF 145.01 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A CHISELED "X" IN THE BASE OF A FENCE;

THENCE, COINCIDING THE WESTERLY RIGHT OF WAY OF A 16' ALLEY, S 03°41'56" W, A DISTANCE OF 74.61' FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, LEAVING SAID ALLEY RIGHT OF WAY, N 81°44'43" W, A DISTANCE OF 142.45 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOS TOMASES DRIVE SW MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, COINCIDING THE EASTERLY RIGHT OF WAY OF LOS TOMASES DRIVE NW, N 01°44'30" E, A DISTANCE OF 74.86' FEET TO THE POINT OF BEGINNING CONTAINING 0.2454 ACRES (10,690 SQ. FT.) MORE OR LESS.

**Subdivision Data**

GROSS ACREAGE 0.2454 ACRES  
 ZONE ATLAS PAGE NO. J-14-Z  
 NUMBER OF EXISTING TRACTS 3  
 NUMBER OF TRACTS CREATED 2  
 NUMBER OF TRACTS ELIMINATED 3  
 MILES OF FULL WIDTH STREETS 0.00  
 MILES OF HALF WIDTH STREETS 0.00  
 STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0  
 DATE OF SURVEY AUGUST 2008  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2008341203  
 ZONING S-R

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1007459

Application Number 08-70393

**Plat approvals:**

Fernando Vigil 10-9-08  
 PNM Electric Services Date  
Fernando Vigil 10-9-08  
 PNM Gas Services Date  
Daniel Balala 10/9/08  
 QWest Date  
Gloria Carlson 10-9-08  
 Comcast Date

**City approvals:**

W. B. Hat 10-7-08  
 City Surveyor Date  
LS 275 10-08-08  
 Traffic Engineer Date  
Ryan J. Huen 10-8-08  
 ABCWA Date  
Christina Sandoval 10/8/08  
 Parks and Recreation Department Date  
Bradley D. Bringham 10/8/08  
 AMAFEA Date  
Bradley D. Bringham 10/8/08  
 City Engineer Date  
Jack Cleveland 10/8/08  
 DRP Chairperson, Planning Department Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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."

Will Plotner Jr. 10/6/08  
 WILL PLOTNER JR. DATE  
 N.M.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

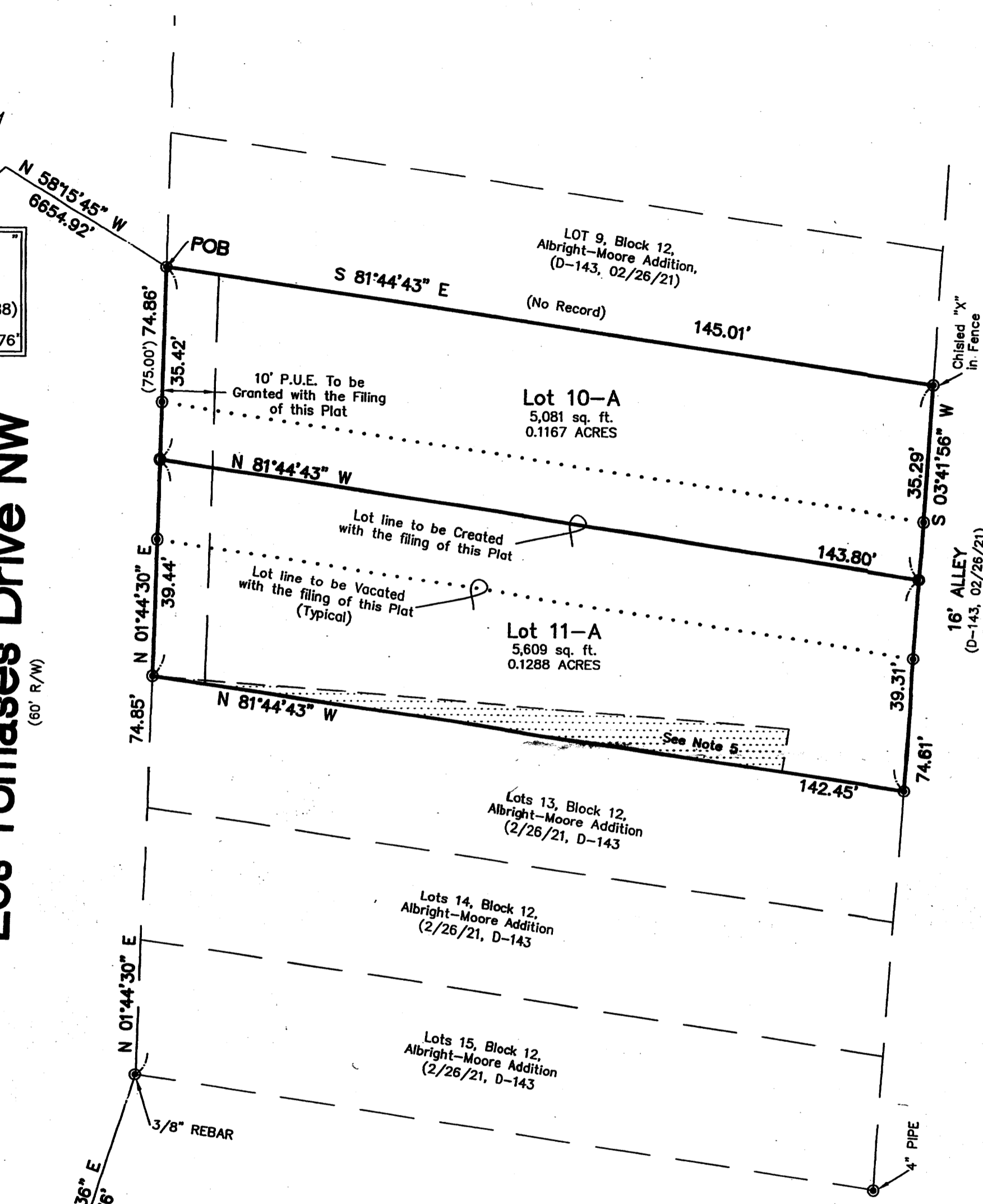


# Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	UNLESS OTHERWISE INDICATED BATHEY MARKER WITH CAP "LS 14271"
○	SET BATHEY MARKER WITH CAP "LS 14271"

ACS Monument "8\_H13"  
 NAD 1983 CENTRAL ZONE  
 X=1514348.572  
 Y=1495058.484  
 Z=4963.168 (NAVD 1988)  
 G-G=0.999684701  
 Mapping Angle= -0°14'32.76"

Los Tomases Drive NW  
(60' R/W)

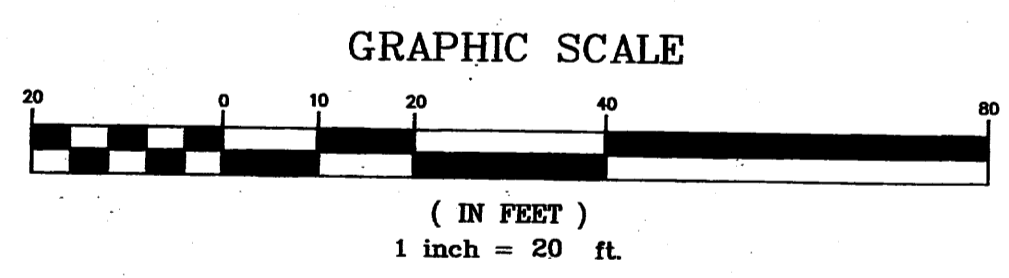


ACS Monument "17\_J14"  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317  
 Y=1488866.762  
 Z=4957.484 (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle= -0°13'59.00"

Kinley Avenue NW  
(60' R/W)

Plat of  
**Lots 10-A & 11-A, Block 12**  
**Albright-Moore Addition**  
 comprised of  
**Lots 10-12, Block 12, Albright-Moore Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2008

DOCH 200811091  
 10/09/2008 12:53 PM Page: 2 of 2  
 PLAT R: \$12.00 B: 2008C P: 0222 R. Toulous Olivera, Bernalillo Cour



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Sheet 2 of 2  
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