

VICINITY MAP (H-14) NO SCALE



DOCN 2008129053

12/05/2008 12:17 PM Page: 1 of 2
 tyPLAT R: \$12.00 B: 2000cc P: 0259 R: Toulous Olivere, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS 1 AND 2
LANDS OF GORMAN

A REPLAT OF TRACTS A & C, OF THE AMENDED PLAT OF PORTIONS OF TRACTS 7-A-1-A, 7-A-1-B,
 AND 7-A-1-C ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 36
 WITHIN PROJECTED SECTION 8, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2008

DESCRIPTION

Tracts lettered "A" and "C" of the Amended Plat of Portions of Tracts 7-a-1-a, 7-a-1-b and 7-a-1-c on Middle Rio Grande Conservancy District Property Map No. 36, as the same are shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 1969, in Plat Book 85, page 1.

PROJECT NUMBER: 1007569

Application Number: 00DRB-70497

City Approvals:

	<u>11-24-08</u>
City Surveyor	Date
	<u>12-03-08</u>
Traffic Engineering, Transportation Division	Date
	<u>12-3-08</u>
ABCWUA	Date
	<u>12/3/08</u>
Parks and Recreation Department	Date
	<u>12/3/08</u>
AMAFCA	Date
	<u>12/3/08</u>
City Engineer	Date
	<u>12/3/08</u>
DRB/Chairperson, Planning Department	Date

SUBMISSION DATA

1. DRB Proj. No. 1007569
2. Zone Atlas Index No. H-14
3. Gross acreage 0.7159 Ac.
4. Existing number of lots 2
 Replatted number of lots 2

LOG NO. 2008010939

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the lot line between two tracts.

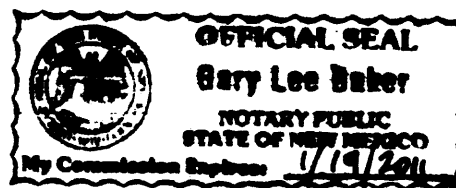
NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat 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.
5. Existing eight foot easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book D 193, page 273, records of Bernalillo County, New Mexico, and as shown on the plat of record.
6. Existing 4'x75' Sewer, Storm Sewer, Water, Utility, Sidewalk, Curb and gutter easement, granted to the City of Albuquerque, a municipal corporation by instrument recorded in Book D 262, page 461, records of Bernalillo County, New Mexico.

FREE CONSENT

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that she holds complete and indefeasible title in fee simple to the land subdivided.

Sharon Louise Bezemek Gorman 11/24/08
 Sharon Louise Bezemek Gorman Date



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 24th day of November, 2008, the foregoing instrument was acknowledged before me by Sharon Louise Bezemek Gorman.

My Commission expires 1/19/2011

Gary Lee Baker
 Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

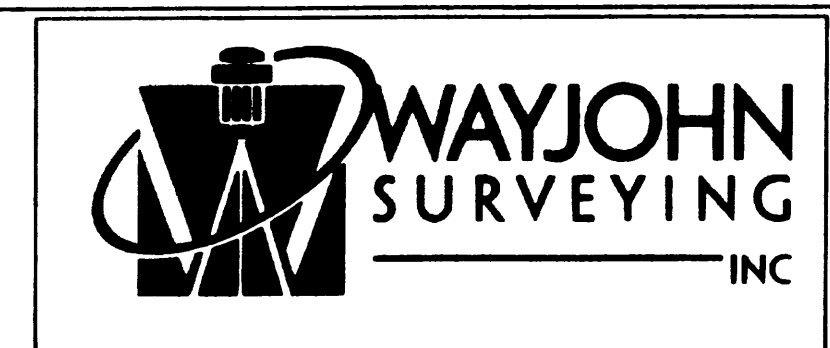
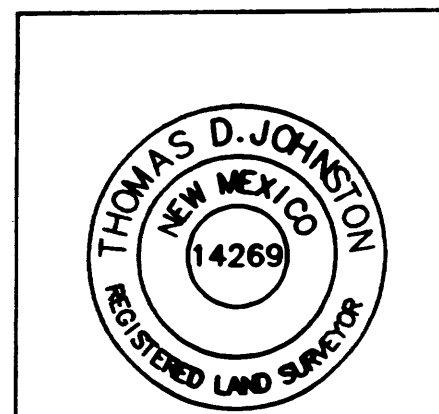
Thomas D. Johnston, N.M.P.S. No. 14269 11-24-08
 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 014 059 301 177 42112, 1 014 059 316 175 42114

PROPERTY OWNER OF RECORD:
 BEZEMEK GORMAN SHARON LOUISE

BERNALILLO COUNTY TREASURER'S OFFICE

12-5-08



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2867

INDEXING INFORMATION FOR COUNTY CLERK OWNER: LIMITED ASSETS, LLC LOCATION: SEC. 1 T.10 N., R.3 E., N.M.P.M. UNIT 6, ALBANY ADDITION	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-11-01-2008
	CHECKED: T D J	13 NOV 2008	SHEET 1 OF 2
	DRAWING NO. SP110108.DWG		

COUNTY CLERK RECORDING LABEL HERE

ARVADA AVENUE, N. W.
 (60' R.O.W.)

PLAT OF
TRACTS 1 AND 2
LANDS OF GORMAN

A REPLAT OF TRACTS A & C, OF THE AMENDED PLAT OF PORTIONS OF TRACTS 7-A-1-A, 7-A-1-B,
 AND 7-A-1-C ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 36
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2008

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING/DISTANCE
C1	41.33'	61.86'	85° 45' 23"	N 33° 44' 16" W, 56.24'
(C1)	(41.33')	(62.09')	(86° 09' 48")	-

TANGENT TABLE

TANGENT	BEARING	DISTANCE
T1	S 80° 51' 15" E	20.07'
(T1)	(S 81° 03' 00" E)	(20.00')
T2	N 11° 42' 43" E	12.22'
(T2)	(N 12° 52' 12" E)	(12.00')
T3	N 76° 27' 53" W	9.85'
(T3)	(N 77° 07' 48" W)	(10.00')
T4	S 13° 01' 29" W	12.37'
(T4)	(S 12° 52' 12" W)	(12.00')
T5	N 80° 53' 36" W	4.00'
(T5)	(N 81° 03' 00" W)	(4.00')

M.R.G.C.D. MAP NO. 36

- UNPLATTED -

(Warranty Deed Recorded June 5, 1998,
 Book 9810, Page 8046, Document No. 1998069664)

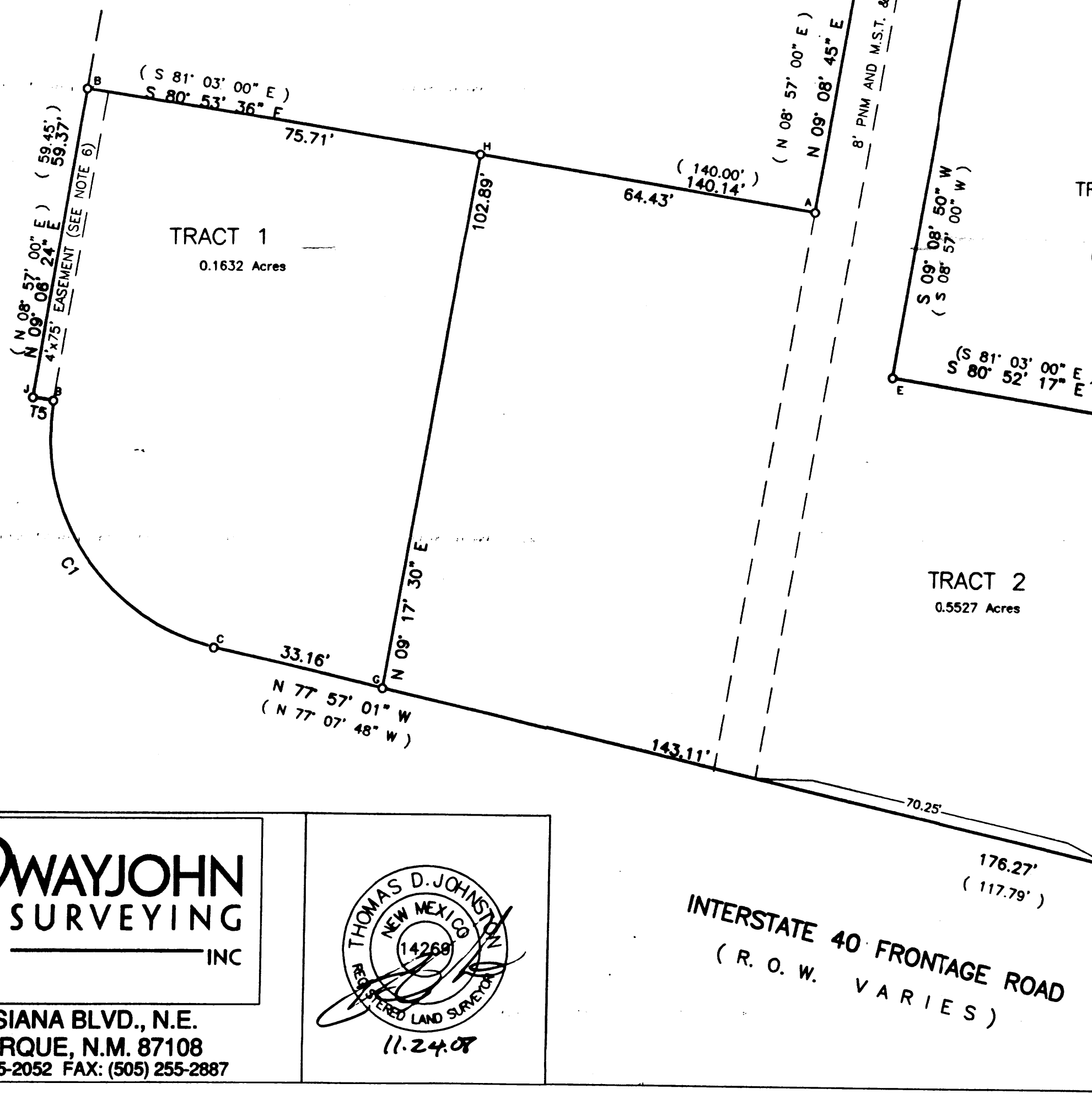
TRACT 74

AMENDED PLAT OF PORTIONS OF
 TRACTS 7-A-1-A, 7-A-1-B & 7-A-1-C ON
 M.R.G.C.D. MAP NO. 36

(Recorded May 21, 1969, Plat Book B5, Folio 1)

TRACT B

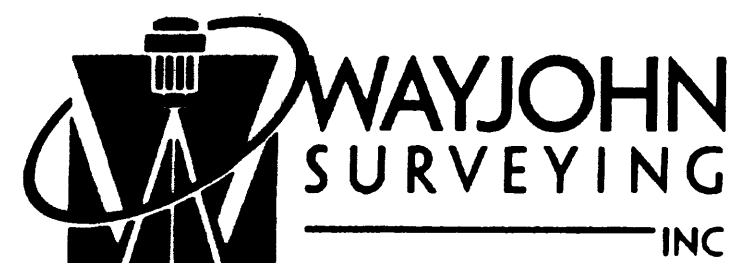
FOURTH STREET, N. W.
 (R.O.W. VARIES)



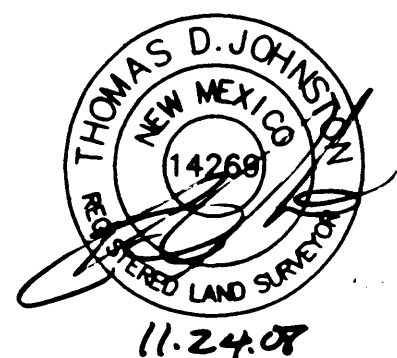
- O FOUND/SET MONUMENT AS NOTED
- A: FOUND #5 REBAR AND CAP "LS 10053"
 - B: FOUND PK NAIL AND DISK - NO ID
 - C: FOUND N.M.L.D.O.T. ALUM. CAP - R.O.W. MARKER
 - D: FOUND #4 REBAR AND CAP "PS 14269"
 - E: FOUND #4 REBAR - NO CAP
 - F: FOUND IRON PIPE - REJECTED
 - G: SET CONCRETE NAIL AND DISK "PS 14269"
 - H: SET #4 REBAR AND CAP "PS 14269"
 - J: SET CHESELED "+" IN CONCRETE

TWO FORTY L.L.C.
 SUBDIVISION
 (Recorded September 3, 2004,
 Plat Book 2004C, Folio 278)

TRACT B



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887



INTERSTATE 40 FRONTAGE ROAD
 (R.O.W. VARIES)

ACS MONUMENT "17-114"
 x=1,519,148.317
 y=1,485,868.762
 Delta Alpha: -0013'59.00"
 Ground-to-grid:
 0.99983611
 NAD 1983

SCALE:	FILE NO.
1" = 20'	SP-11-01-2008
13 NOV 2008	SHEET 2 OF 2

PLAT OF TRACTS 1 AND 2 LANDS OF GORMAN

A REPLAT OF TRACTS A & C, OF THE AMENDED PLAT OF PORTIONS OF TRACTS 7-A-1-A, 7-A-1-B, AND 7-A-1-C ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 36 WITHIN PROJECTED SECTION 8, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2008

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AMENDED PLAT OF PORTIONS OF TRACTS 7-A-1-A, 7-A-1-B & 7-A-1-C ON M.R.G.C.D. MAP NO. 36

(Recorded May 21, 1969, Plat Book B5, Folio 1)

EXISTING CONDITIONS

TRACT B

- FOUND/SET MONUMENT AS NOTED
- A: FOUND #5 REBAR AND CAP "LS 10053"
 - B: FOUND PK NAIL AND DISK - NO ID
 - C: FOUND N.M.D.O.T. ALUM. CAP - R.O.W. MARKER
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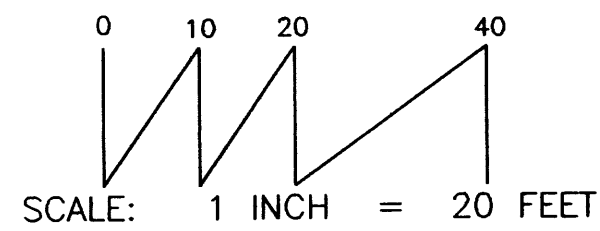
TWO FORTY L.L.C. SUBDIVISION
(Recorded September 3, 2004, Plat Book 2004C, Folio 278)

TRACT B

SCALE:	FILE NO.
1" = 20'	SP-11-01-2008
13 NOV 2008	SHEET 2 OF 2

LEGEND:

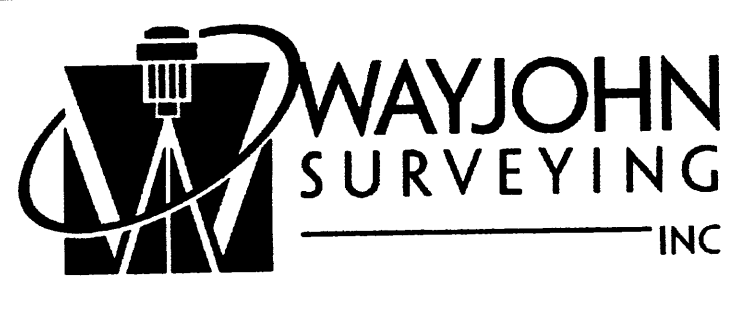
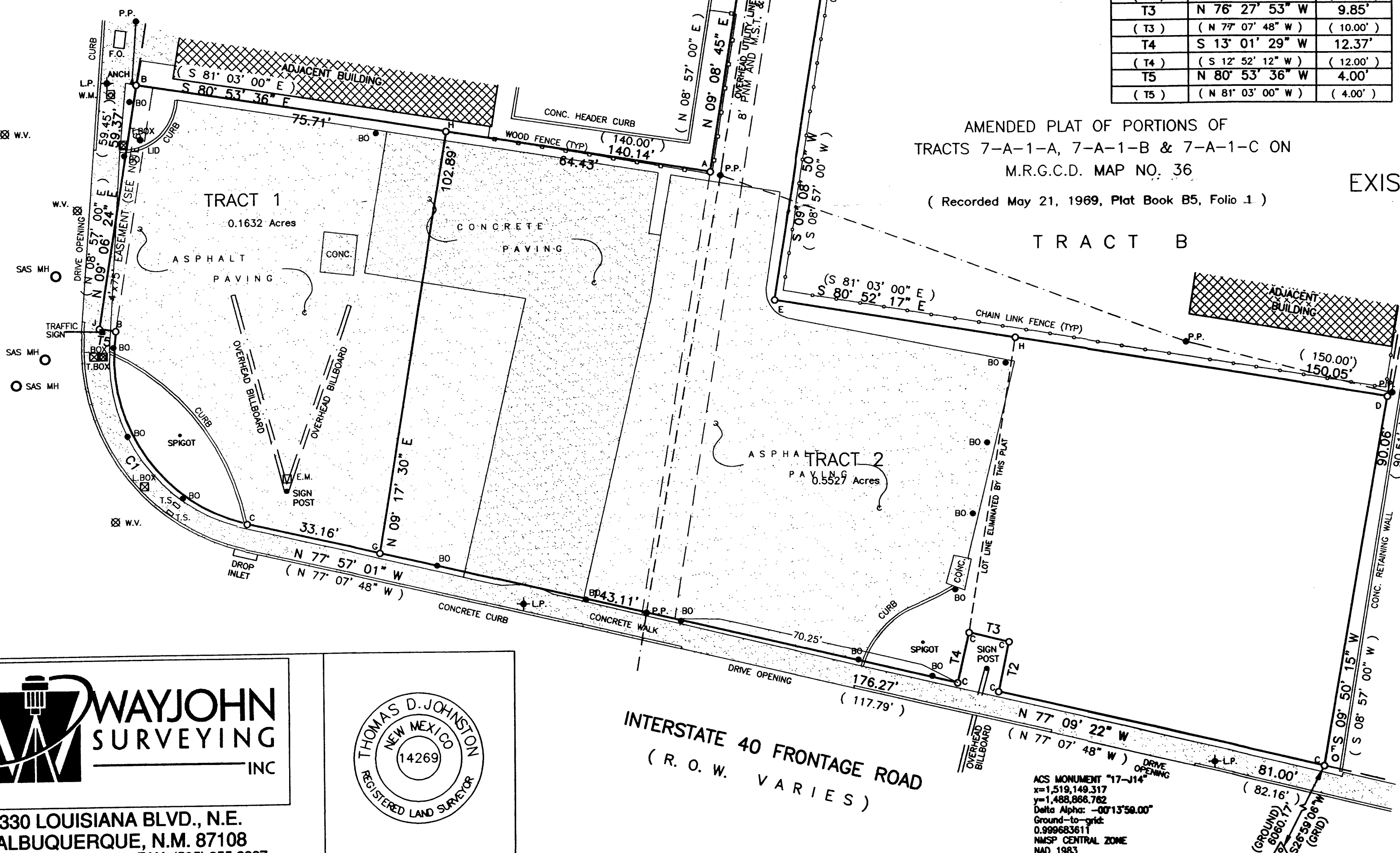
- ☐ W.M. WATER METER
- ✦ L.P. LIGHT POLE
- ☒ L.BOX LIGHT CONTROL BOX
- ☒ T.BOX TRAFFIC SIGNAL BOX
- ☐ E.M. ELECTRIC METER
- ☒ W.V. WATER VALVE
- SAS MH SANITARY SEWER MANHOLE
- TEL TELEPHONE RISER
- P.P. OVERHEAD UTILITY POLE
- BO BOLLARD
- ▲ ANCH ANCHOR
- ☐ F.O. FIBER OPTIC BOX
- UNIDENTIFIED METAL LID
- T.S. TRAFFIC SIGNAL



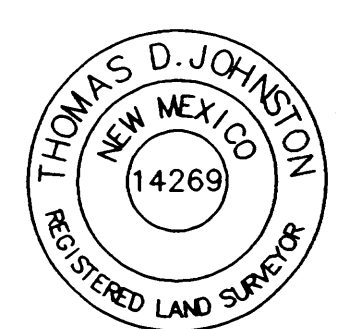
M.R.G.C.D. MAP NO. 36
- UNPLATTED -
(Warranty Deed Recorded June 5, 1998, Book 9810, Page 8046, Document No. 1998069664)

TRACT 74

FOURTH STREET, N. W.
(R.O.W. VARIES)



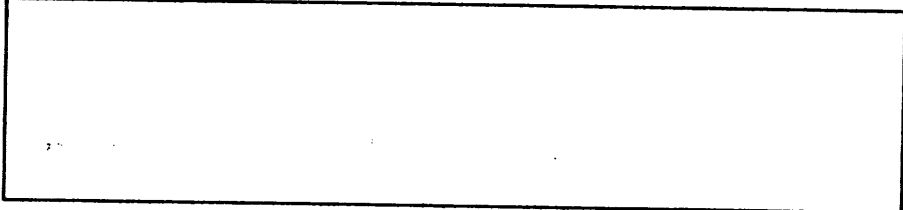
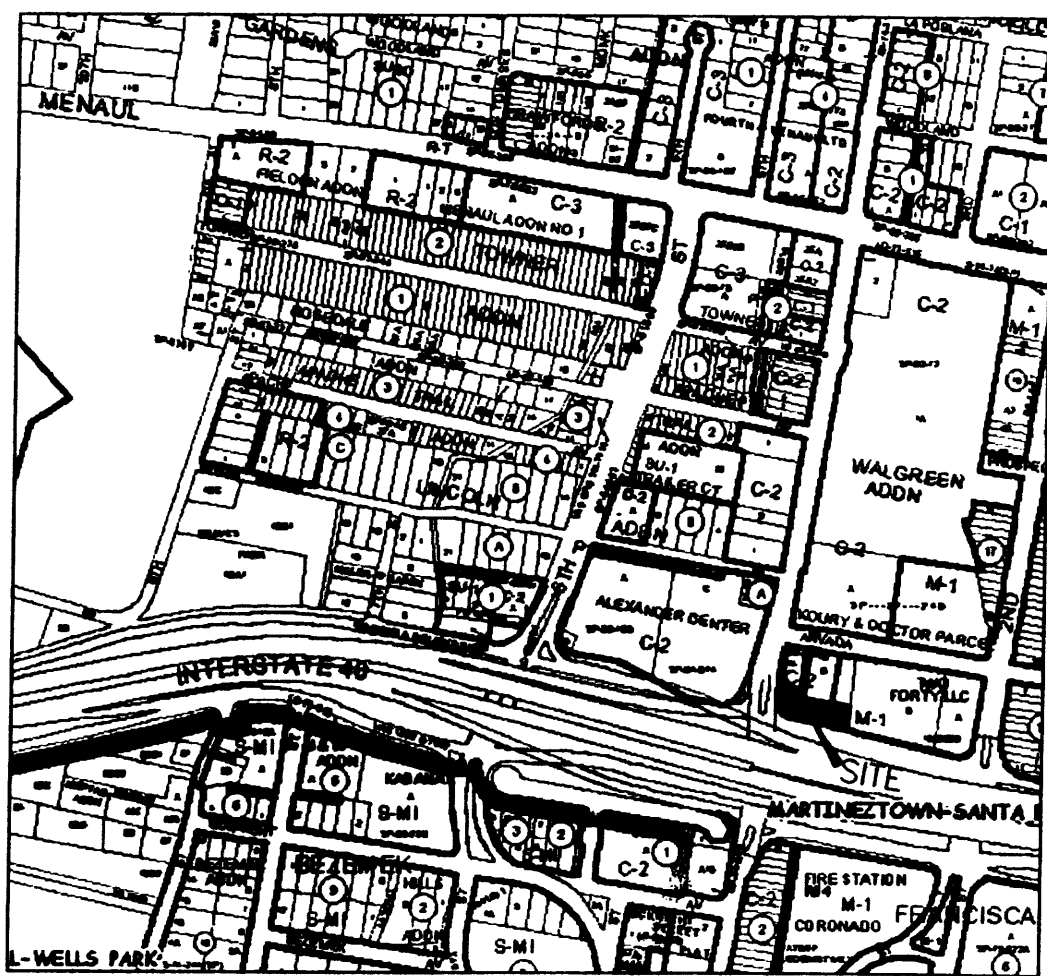
330 LOUISIANA BLVD., N.E.
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NADSP CENTRAL ZONE
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VICINITY MAP (H-14) NO SCALE



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NOVEMBER 2008

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PROJECT NUMBER: _____

Application Number: _____

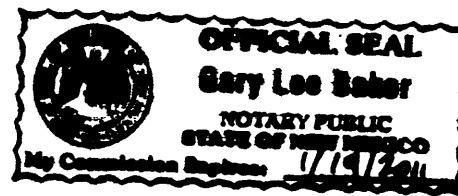
City Approvals:

<u>[Signature]</u> City Surveyor	<u>11-24-08</u> Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ ADQUA	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ AMFCA	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

FREE CONSENT

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that she holds complete and indefeasible title in fee simple to the land subdivided.

Sharon Louise Bezemek Gorman 11/24/08
Sharon Louise Bezemek Gorman Date



ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 24th day of November, 2008, the foregoing instrument was acknowledged before me by Sharon Louise Bezemek Gorman.

My Commission expires 1/19/2011
Gary Lee Baker
Notary Public

SUBDIVISION DATA

- DRB Proj. No. x
- Zone Atlas Index No. H-14
- Gross acreage 0.7159 Ac.
- Existing number of lots 2
Replatted number of lots 2
LOG NO. 2008010939

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the lot line between two tracts.

NOTES

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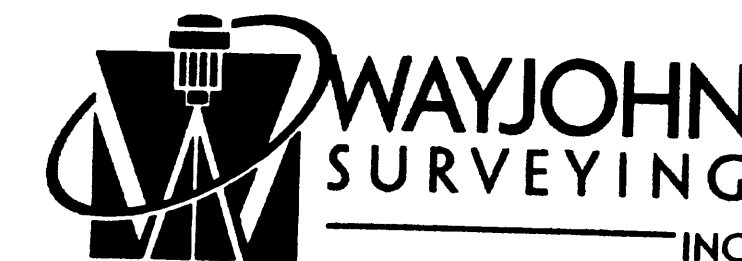
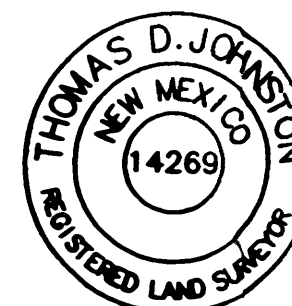
SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 11-24-08
Thomas D. Johnston, N.M.P.S. No. 14269 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 059 301 177 42112, 1 014 059 316 175 42114

PROPERTY OWNER OF RECORD:
BEZEMEK GORMAN SHARON LOUISE
BERNALILLO COUNTY TREASURER'S OFFICE



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: LIMITED ASSETS, LLC LOCATION: SEC. 1 T.10 N., R.3 E., N.M.P.M. UNIT 6, ALTAMONT ADDITION	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-11-01-2008
	CHECKED: T D J	13 NOV 2008	SHEET 1 OF 2

COUNTY CLERK RECORDING LABEL HERE

ARVADA AVENUE, N. W.
(60' R.O.W.)

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NOVEMBER 2008

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TANGENT TABLE

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M.R.G.C.D. MAP NO. 36

- UNPLATTED -

(Warranty Deed Recorded June 5, 1998, Book 9810, Page 8046, Document No. 1998069664)

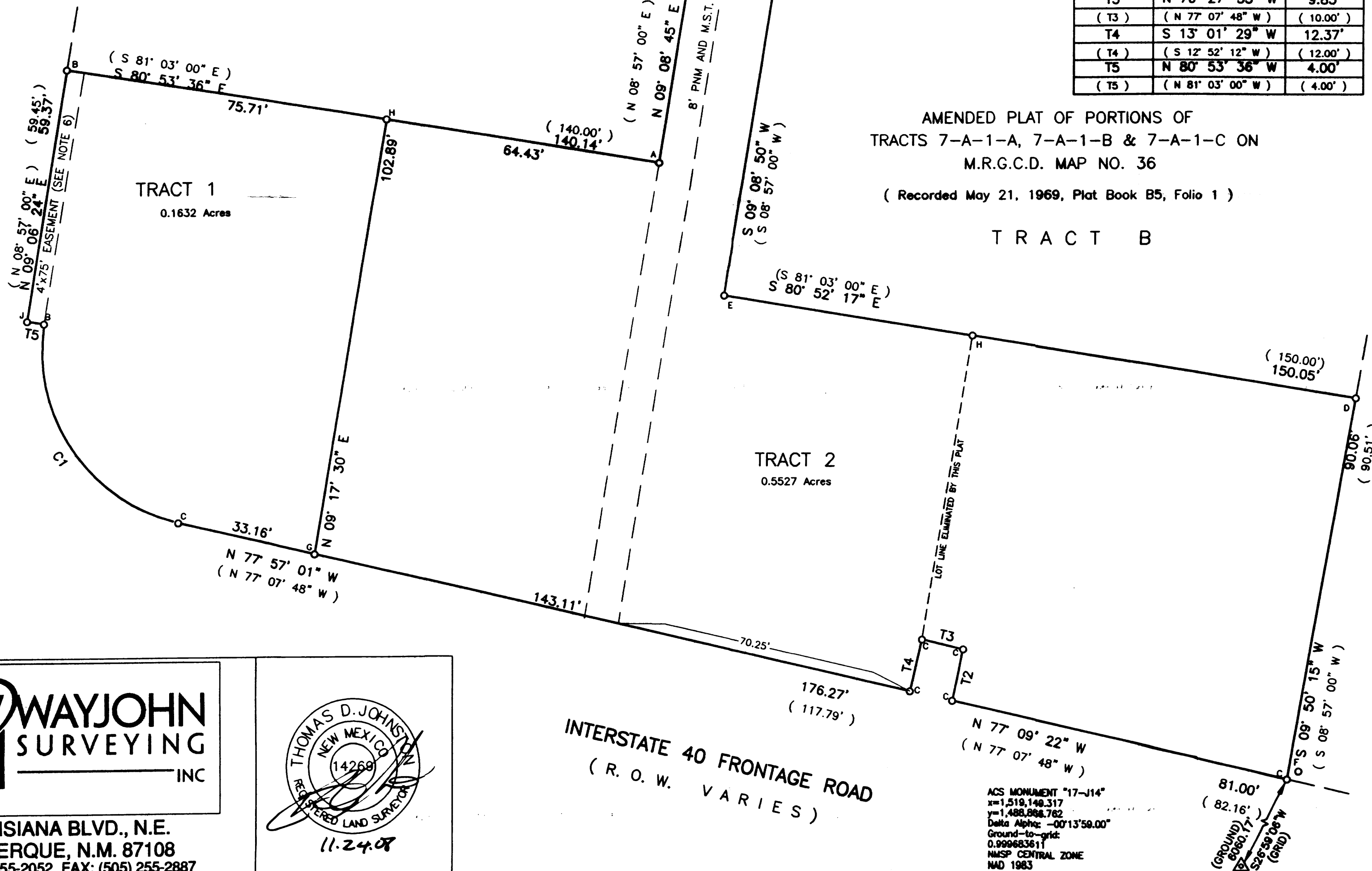
TRACT 74

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(Recorded May 21, 1969, Plat Book B5, Folio 1)

TRACT B

FOURTH STREET, N. W.
(R.O.W. VARIES)

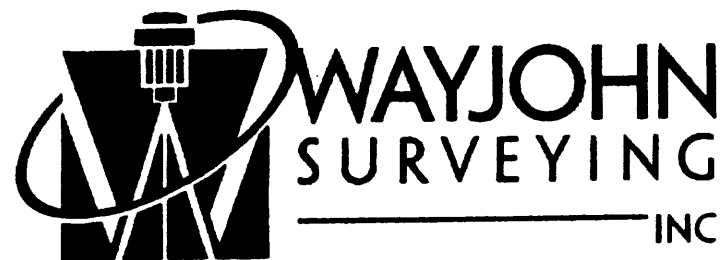


- O FOUND/SET MONUMENT AS NOTED
- A: FOUND #5 REBAR AND CAP "LS 10053"
- B: FOUND PK NAIL AND DISK - NO ID
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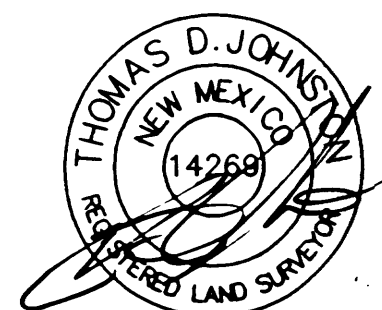
TWO FORTY L.L.C.
SUBDIVISION
(Recorded September 3, 2004, Plat Book 2004C, Folio 278)

TRACT B

SCALE:	FILE NO.
1" = 20'	SP-11-01-2008
13 NOV 2008	SHEET 2 OF 2



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887



11.24.08

INTERSTATE 40 FRONTAGE ROAD
(R.O.W. VARIES)

ACS MONUMENT "17-J14"
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Ground-to-grid:
0.999983611
NAD83 CENTRAL ZONE
NAD 1983