

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 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 6_K18A AND 8_K17, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF VALLEY VIEW ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32.
6. GROSS AREA: 0.4304 ACRES
7. NUMBER OF EXISTING LOTS: 6
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED: CCR-3
10. 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.

LEGAL DESCRIPTION

Lots numbered Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), in Block numbered Forty-Five (45) VALLEY VIEW ADDITION, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on said plat, filed in the Office of the Ex-Officio Recorder of Bernalillo County, New Mexico, on September 2, 1911, in Plat Book D1, Folio 32 and being more particularly described as follows:

Beginning at the northeast corner of the herein described tract, whence City of Albuquerque Control Station "6_K18A" having New Mexico State Plane Coordinates of (Central Zone, NAD 1983) Northing= 1,483,955.175 and Easting= 1,538,790.908 bears S66°31'43"E, a distance of 1,679.46 feet; said northeast corner also lying on the southern right-of-way line of Copper Avenue N.E., running thence S00°14'06"W leaving said south right-of-way line, a distance of 150.00 feet to the southeast corner of said tract; thence N89°45'54"W, a distance of 125.00 feet to the southwest corner of said tract, said southwest corner also lying on the eastern right-of-way line of Washington Street N.E.; thence N00°14'06"E along said eastern right-of-way line, a distance of 150.00 feet to the northwest corner of said tract; thence S89°45'54"E along said southern right-of-way line, 125.00 feet to the northeast corner and place of beginning containing 0.4304 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 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 AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Matthew J. Terry / Managing Member West Highland LLC DATE: 9-29-09
 OWNER(S) PRINT NAME: MATTHEW J. TERRY / MANAGING MEMBER WEST HIGHLAND LLC
 ADDRESS: 4401 CENTRAL AVE. SW. SUITE 200 ALBUQUERQUE, NM TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL: Sarah Amato, Notary Public, State of New Mexico, My Commission Expires: 10-01-09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 2009.
 BY: MATTHEW J. TERRY, MANAGING MEMBER WEST HIGHLAND LLC
 MY COMMISSION EXPIRES: 10-01-09
Sarah Amato
 NOTARY PUBLIC

PLAT OF
 LOT 27-A, BLOCK 45
 VALLEY VIEW ADDITION
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 1 OF 2

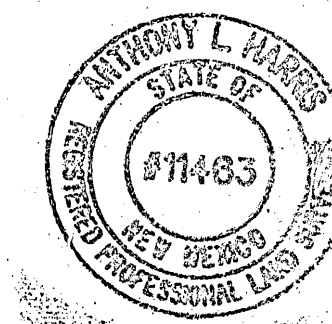
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX (6) EXISTING LOTS INTO ONE (1) NEW LOT AND DEDICATE ADDITIONAL RIGHT-OF-WAY.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
CITY SURVEYOR	<u>[Signature]</u>	<u>10-6-09</u>
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

I, Anthony L. Harris, 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.



Anthony L. Harris
 Anthony L. Harris
 New Mexico Professional Surveyor, 11483
 Date: 9-30-09

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102

0909AT05

T10N R3E SEC. 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#:

PROPERTY OWNER OF RECORD:

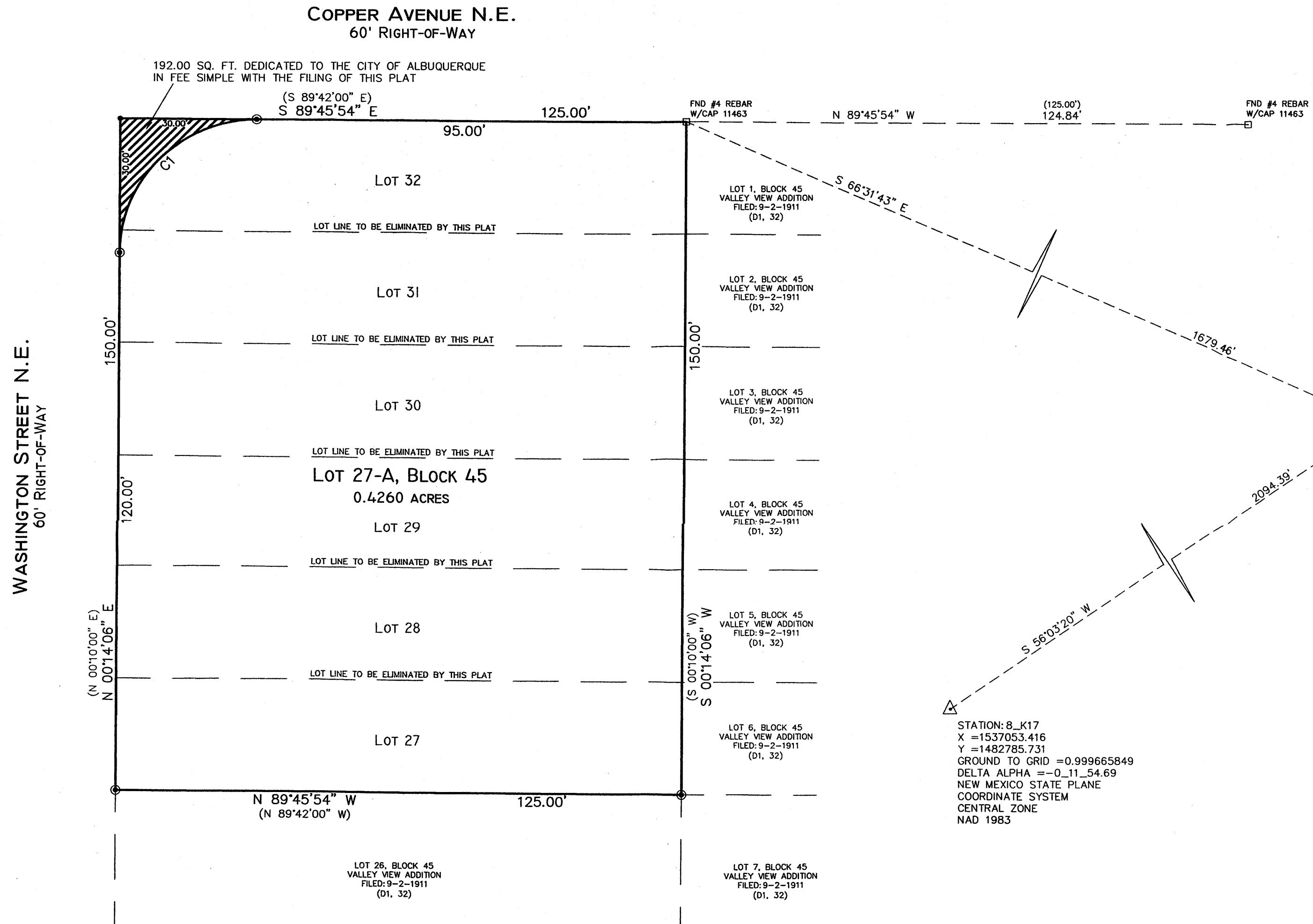
BERNALILLO COUNTY TREASURER'S OFFICE:

10 5 0 10 20 30

1" = 20'
 PROJECT NO.0909AT05
 DRAWN BY: AT
 ZONE ATLAS:K-17-Z
 VALLEYVIEWADD.CR5



PLAT OF
LOT 27-A, BLOCK 45
VALLEY VIEW ADDITION
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 2 OF 2



STATION: 6_K18A
 X = 1538790.908
 Y = 1483955.175
 GROUND TO GRID = 0.999664599
 DELTA ALPHA = -0.11_42.76
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 8_K17
 X = 1537053.416
 Y = 1482785.731
 GROUND TO GRID = 0.999665849
 DELTA ALPHA = -0.11_54.69
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	90°00'00"	42.43'	N 45°14'06"E

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED
- - COMPUTED CORNER (NOT SET)

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

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T10N R3E SEC. 23



Vicinity Map

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OWNER(S) SIGNATURE: Matthew J. Terry / Managing Member West Highland LLC DATE: 9-29-09
 OWNER(S) PRINT NAME: MATTHEW J. TERRY / MANAGING MEMBER WEST HIGHLAND LLC
 ADDRESS: 4401 CENTRAL AVE. SUITE 200 ALBUQUERQUE, NM TRACT: 87108
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10-01-09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF SEPTEMBER, 2009.
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 1 OF 2

DOCH 2009114977
 10/15/2009 09:28 AM Page: 1 of 2
 yPLAT R: \$12.00 B: 2009C P: 0155 M. Toulouse Olivero, Bernalillo Cour.

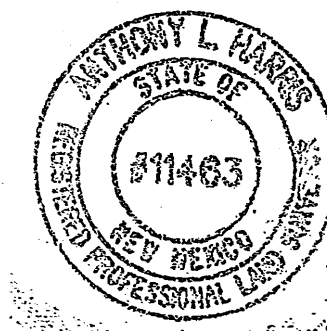
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CITY APPROVALS:	PROJECT NO.:	1008011	APPLICATION NO.:	09DEB-70318
	CITY SURVEYOR	<u>[Signature]</u>	DATE	10-6-09
	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u>	DATE	10/14/09
	PARKS & RECREATION DEPARTMENT	<u>Christina Sandoval</u>	DATE	10/14/09
	A.B.C.W.U.A.	<u>Roger L. Green</u>	DATE	10-14-09
	A.M.A.F.C.A.	<u>Bradley L. Bingham</u>	DATE	10/14/09
	CITY ENGINEER	<u>Bradley L. Bingham</u>	DATE	10/14/09
	DRS CHAIRPERSON, PLANNING DEPARTMENT	<u>Joel [Signature]</u>	DATE	10/14/09

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Anthony L. Harris 9-30-09
 Anthony L. Harris
 New Mexico Professional Surveyor, 11463 Date

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 UPC#: 10705727925643104
 PROPERTY OWNER OF RECORD:
West Highland LLC
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 10-15-09

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0305
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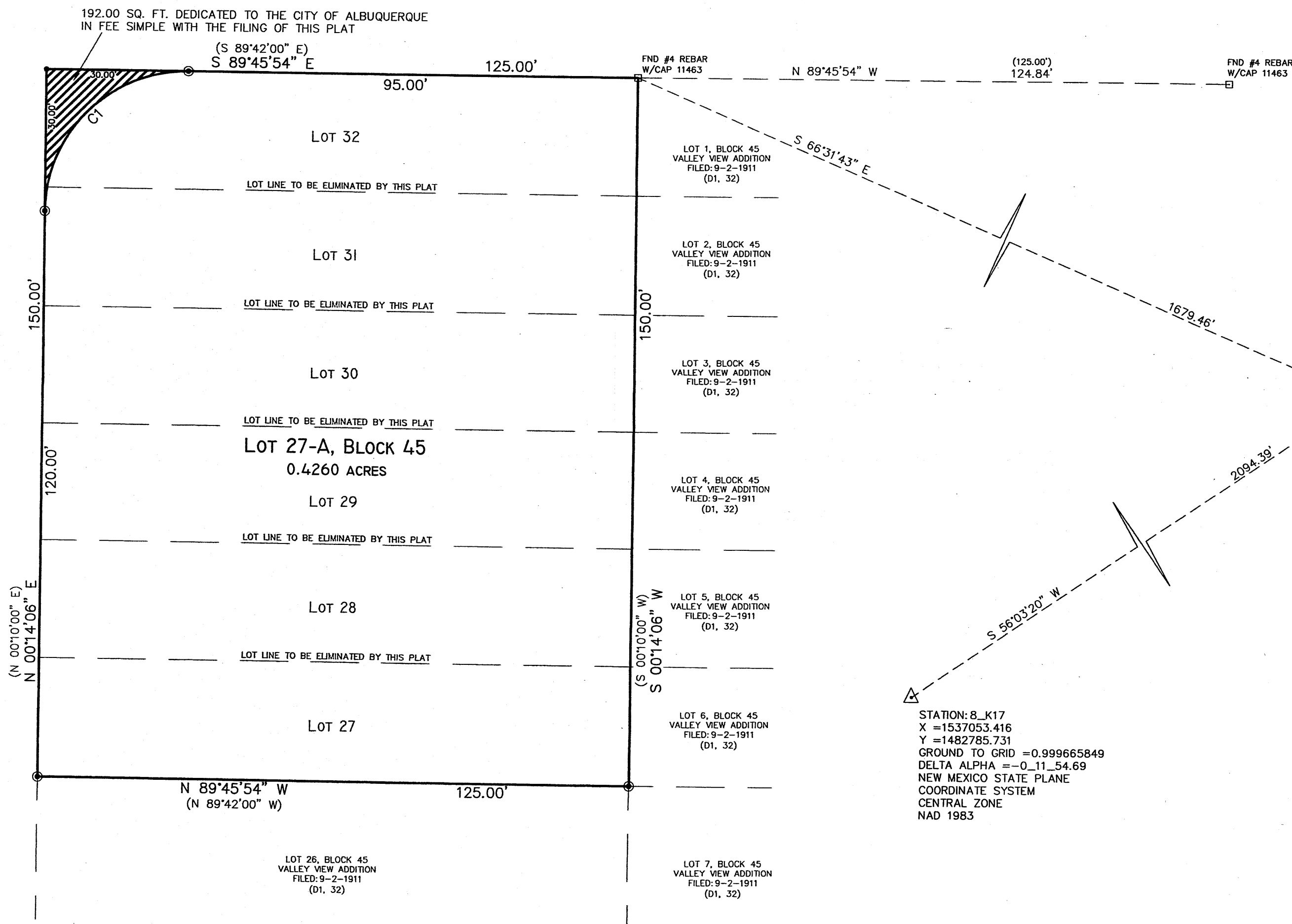
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1" = 20'
 PROJECT NO.0909AT05
 DRAWN BY: AT
 ZONE ATLAS:K-17-Z
 VALLEYVIEWADD.CRS



COPPER AVENUE N.E.
 60' RIGHT-OF-WAY

WASHINGTON STREET N.E.
 60' RIGHT-OF-WAY



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