

COORS BLVD NW

TRACT G-2
PLAT OF TRS G-1 & G-2
UNIT NO. 1, ATRISCO BUSINESS PARK
DEC. 7, 2006
BOOK A128, PAGE 4212
DOC. NO. 2006184716

186.96' N 00°43'06" E
 (N00°34'30"E 72.70')
 N 00°43'06" E 72.70'
 EXISTING 10' UTILITY EASEMENT
 PER BK. C10, PG. 300
 1343.70'
 N 02°47'46" E (GROUND)
 1087.04'
 S 02°05'18" W (GRID)
 (BASIS OF BEARING)

FOUND CITY OF ALBUQUERQUE
SURVEY CONTROL STATION
MARKED "3_K10"
(CENTRAL ZONE NAD 83)
NORTHING=1485834.319
EASTING=1502627.163
GROUND TO GRID FACTOR=0.999681991
DELTA ALPHA ANGLE= -0°15'53.01"

FOUND CITY OF ALBUQUERQUE
SURVEY CONTROL STATION
MARKED "5_K10"
(CENTRAL ZONE NAD 83)
NORTHING=1484747.997
EASTING=1502587.549
GROUND TO GRID FACTOR=0.999681913
DELTA ALPHA ANGLE= -0°15'53.18"

LOT 1 SUBDIVISION
SHAMBAUGH'S AIRPORT UNIT
OF TRACT 66 - AIRPORT UNIT
MARCH 2, 1950
BOOK C1, PAGE 1
DOC. NO. 96127186

LOT 2 SUBDIVISION
SHAMBAUGH'S AIRPORT UNIT
OF TRACT 66 - AIRPORT UNIT
MARCH 2, 1950
BOOK C1, PAGE 1
DOC. NO. 9468288

LOT 3 SUBDIVISION
SHAMBAUGH'S AIRPORT UNIT
OF TRACT 66 - AIRPORT UNIT
MARCH 2, 1950
BOOK C1, PAGE 1
DOC. NO. 2008109842

LOT 4 SUBDIVISION
SHAMBAUGH'S AIRPORT UNIT
OF TRACT 66 - AIRPORT UNIT
MARCH 2, 1950
BOOK C1, PAGE 1
DOC. NO. 2006943906

LOT 5 SUBDIVISION
SHAMBAUGH'S AIRPORT UNIT
OF TRACT 66 - AIRPORT UNIT
MARCH 2, 1950
BOOK C1, PAGE 1
DOC. NO. 2003026750

LOT 7-B
REDIVISION OF LOT 7 & LOT 8
EXCEPT EAST 120' OF LOT 7
SHAMBAUGH'S SUBDIVISION
OF TRACT 66 - AIRPORT UNIT
FEB. 28, 2001
BOOK A16, PAGE 421
DOC. NO. 2001021907

LOT 7-A
REDIVISION OF LOT 7 & LOT 8
EXCEPT EAST 120' OF LOT 7
SHAMBAUGH'S SUBDIVISION
OF TRACT 66 - AIRPORT UNIT
FEB. 28, 2001
BOOK A123, PAGE 7368
DOC. NO. 2006137740

LOT 6-A
10,362.1436 sq. ft.
0.2379 acres +/-

LOT 6-B
8,365.9708 sq. ft.
0.1921 acres +/-

EXISTING
5' TELEPHONE AND
ELECTRIC EASEMENT
PER BK. C10, PG. 300

15' PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT
GRANTED BY THIS PLAT

(S74°54'W 258.23')

S14°56'48"E
69.79'

(S74°54'W 277.87')

N 75°08'22" E
138.42'

S 75°03'12" W
158.05'

258.40'
119.98'

120.07'
278.12'

S 15°01'20" E 70.00'
69.61'

63RD STREET NW
60' RIGHT-OF-WAY

LEGEND

- ⊙ FOUND CITY CONTROL AS NOTED
- ⊙ FOUND 1" OPEN PIPE
- ⊙ FOUND 1/2" REBAR w/NO. CAP
- SET 1/2" REBAR AND PLASTIC CAP LS 13979


NOTE:
(RECORD DIMENSIONS IN PARENTHESES)

NOTES

1. NO PROPERTY WITHIN THE AREA OF THIS 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 THE PLAT.
2. BEARINGS ARE NM STATE PLANE GRID NAD 83.

PLAT
OF
LOTS 6-A & 6-B
SHAMBAUGH'S SUBDIVISION
OF TRACT 66 - AIRPORT UNIT

WITHIN THE TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY
DECEMBER 2009

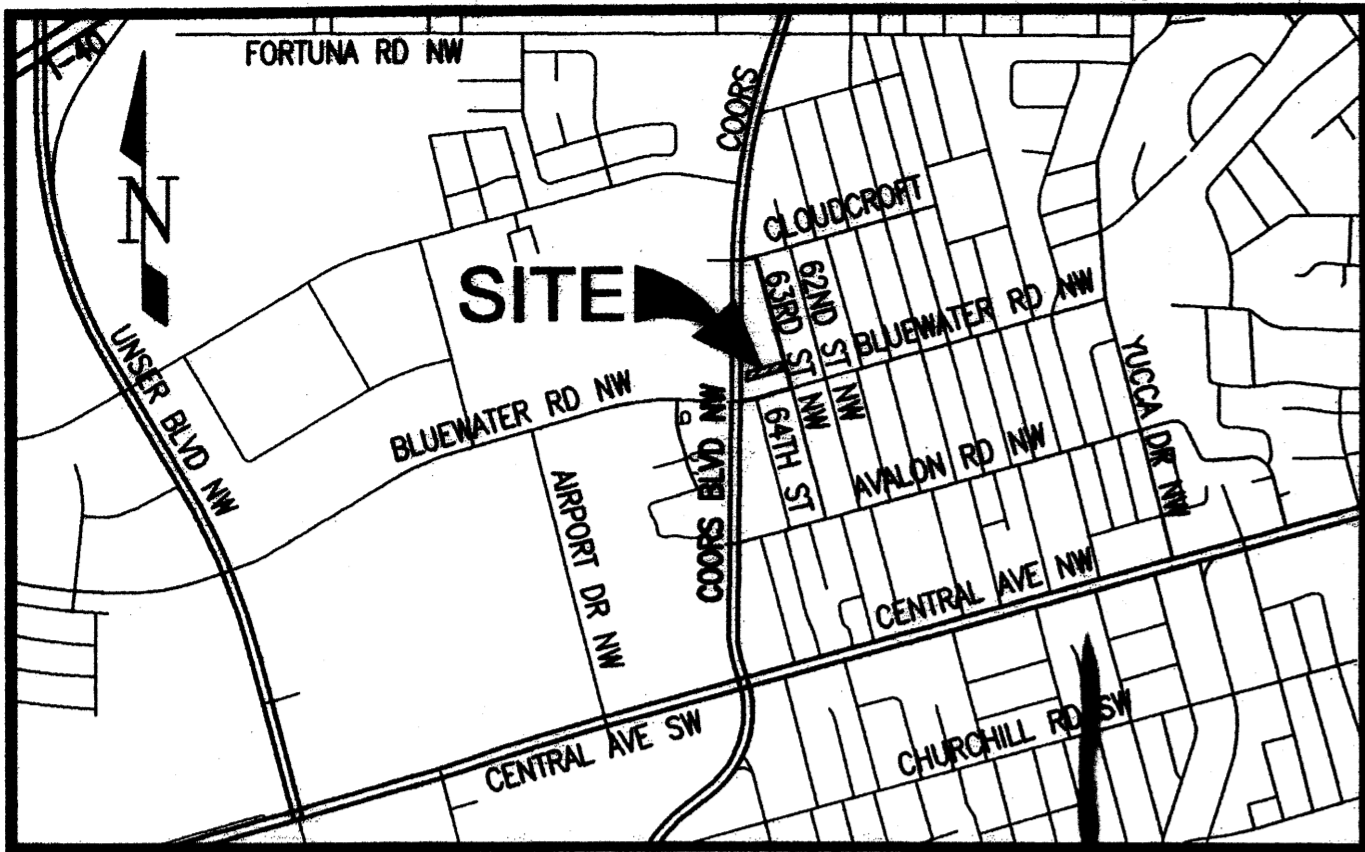


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SHEET
2 OF 2

JOB NO.: 09-C-1-584



LOCATION MAP NOT TO SCALE

SUBDIVISION DATA

1. Plat Case No's - Case No./Project No.: 1008050
2. Zone Atlas No. J-10-Z
3. Gross Lot Acreage 0.4299
4. Original Number of Lots 1
5. Number of Lots Created 2
6. TALOS LOG 2009 505936
7. Miles of full width street created

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

PROPERTY OWNER OF RECORD: GARY WAYNE JOHNSON
 BERNALILLO COUNTY TREASURER'S OFFICE:

INDEXING INFORMATION FOR COUNTY OF BERNALILLO
 LOT 6, SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT ON SHEET NO. 1 OF PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT
 OWNER(S): GARY WAYNE JOHNSON SUBDIVISION: SHAMBAUGH'S SUBDIVISION

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF LOT 6, SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT, AND GRANT A PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT.

REFERENCES

- ① PLAT OF SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT FILED 03/02/1950 MAP NO. 118
- ② WARRANTY DEED, DOCUMENT NUMBER 2004098843 FILED 7/15/2004, BOOK A-80, PAGE 8585

EASEMENTS

THIS PLAT SHOWS EXISTING EASEMENTS THAT ARE SHOWN ON THE RECORDED PLAT OF THE SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT

PNM AND NMGC SERVICES:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND WITHIN THE ATRISCO GRANT BOUNDARY, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 6, SHAMBAUGH'S SUBDIVISION OF TRACT NO. 66 IN THE AIRPORT UNIT ON SHEET NO. 1 OF PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE FIFTH DAY OF DECEMBER, 1944, PER BOOK C10, PAGE 300, AND NOW COMPRISING OF LOT 6-A, AND LOT 6-B, SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "3 K10" MONUMENTED WITH 3.25 INCH ALUMINUM CAP;
 THENCE N 02°47'46" E, A DISTANCE OF 1343.70 FEET TO THE POINT OF BEGINNING;
 THENCE N 00°43'06" E, A DISTANCE OF 72.70 FEET;
 THENCE N 75°08'22" E, A DISTANCE OF 258.40 FEET;
 THENCE S 15°01'20" E, A DISTANCE OF 69.61 FEET;
 THENCE S 75°03'12" W, A DISTANCE OF 278.12 FEET TO THE POINT OF BEGINNING.
 SAID DESCRIBED TRACT CONTAINING 0.4299 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION STATEMENT

SURVEYED AND REPLATTED AND NOW COMPRISING OF LOT 6-A, AND LOT 6-B, SHAMBAUGH'S SUBDIVISION OF TRACT 66, AIRPORT UNIT, WITHIN THE ATRISCO GRANT BOUNDARY, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, SAID OWNER DOES HEREBY GRANT ADDITIONAL EASEMENT AS SHOWN HEREON, SAID OWNER WARRANTS HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND BEING SUBDIVIDED.

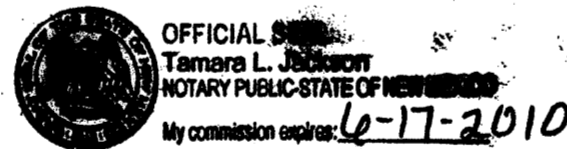
ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December, 2009, BY: GARY WAYNE JOHNSON

Gary Wayne Johnson 12/30/09
 GARY WAYNE JOHNSON, OWNER DATE

Tamara L. Jackson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6-17-2010



TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

BERNALILLO COUNTY TREASURER DATE

PLAT OF
 LOTS 6-A & 6-B
 SHAMBAUGH'S SUBDIVISION
 OF TRACT 66 - AIRPORT UNIT
PROTECTED SECTION 15, TOWN 22E, RANGE 114N, M&M
 WITHIN THE TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY
 DECEMBER 2009

CITY APPROVALS:

[Signature] 1-7-10
 CITY SURVEYOR

REAL PROPERTY DIVISION

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

UTILITY COMPANY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO GAS COMPANY

QWEST TELECOMMUNICATIONS

CABLE TV

SURVEYOR'S CERTIFICATION:

I, CLYDE J. KING, A DULY REGISTERED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR CONDUCTED UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS OF PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.



CLYDE J. KING, NMPS #13979

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