PLAT OF THE

FAIR - GROUNDS

ADDITION

TO THE CITY OF

ALBUQUERQUE, NEW MEXICO

SURVEY & PLAT BY

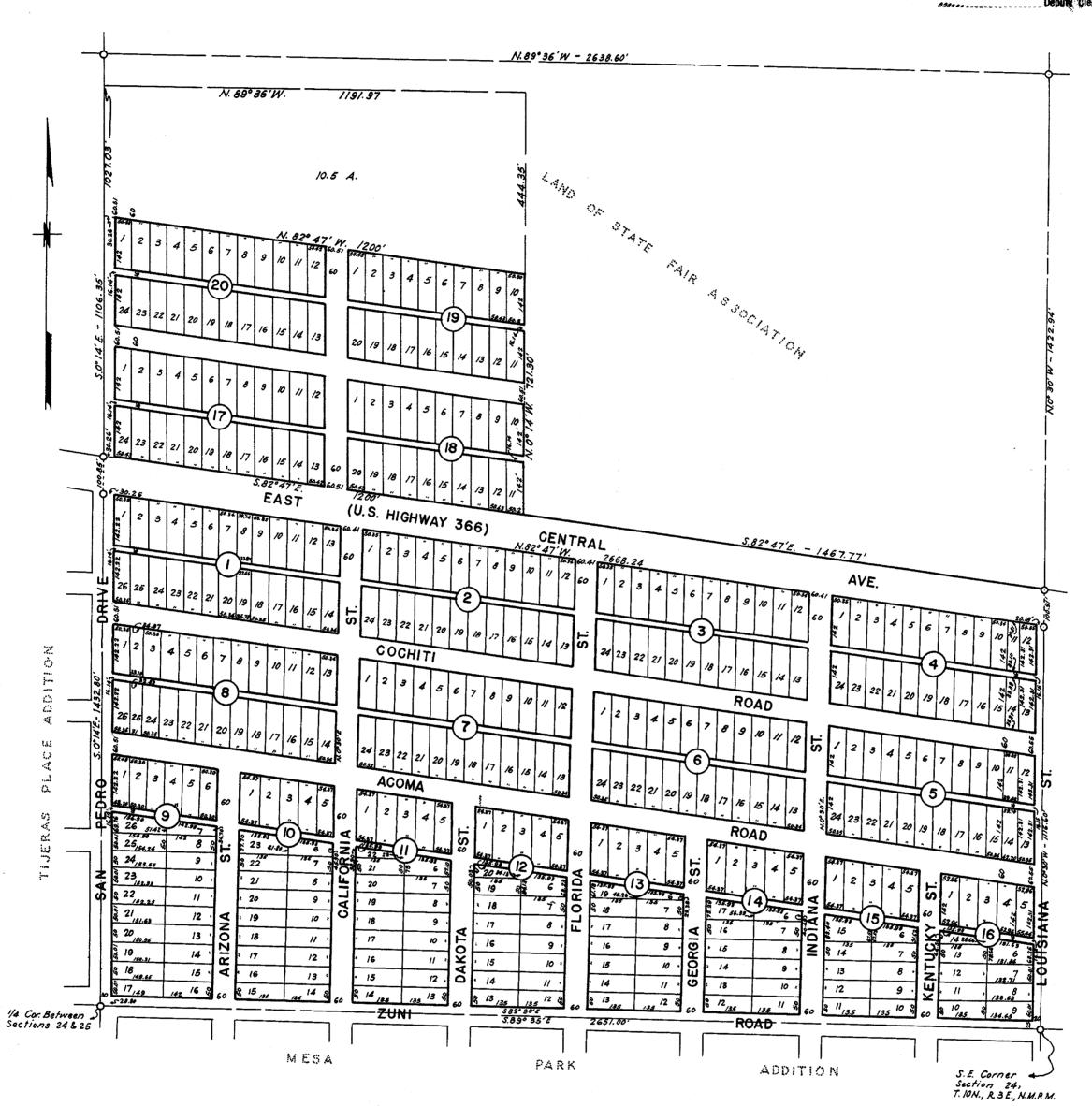
ALBUQUERQUE, N. MEX. N. MEX. ENG. CO. SCALE I IN. 200 FT.

New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Merico Session Laws 1939, of a map filed for

1, Ramona Montoya, County Clerk of Bernalillo County,

OCT, 1936

State of New Mexico County of Bernalillo This instrument was filed for record on Jan. 26, 1937 __o'clock __m.Recorded in Vol.___ Focords of said County Folio



The above and feregoing subdivision of that certain tract of land situate in the SE. quarter of section 24, TION, R3E, N.M.P.M. in Bernalille County, State of New Mexico, bounded on the north by land of the State Fair Association; on the east by land of the State Fair Association and by other lands; on the south by the Mesa Park Addition; and on the west by the Tijeras Place Addition and by land new or formerly ewned by the Symphe Cinema Company and more particularly described as follows: beginning at the SE. corner, which is the SE. corner of Section 24, TlON, R3E, N.M.P.M. and which is marked by a menument placed by government survey, and running thence N.O 30 W. 1217.51 feet to a point on the northern boundary of U. S. Highway 366; thence N.82 47 W. 1467.27 feet, along the northern boundary of U. S. Highway 366 to an angle point; thence N.O 14 W. 721.30 feet to the NE. corner; thence N.82 47 W. 1200.00 feet to the NW. corner; thence S.O 14 E. 2254.95 feet; along the north and south quarter line of section 24, to the SW. corner; thence S.89 35 E. 2651 feet to the point of beginning; surveyed and subdivided as shown hereon is with the free consent and in accordance with the desire of the undersigned experts and appropriators thereof consent and in accordance with the desire of the undersigned ewners and preprieters thereof.

The Mesa Grande Development Company

Attest: S/ J. R. Van Atta Secretary	ъ	L. G. Rice President

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

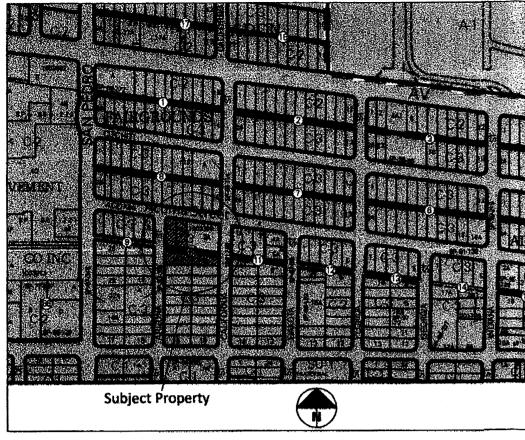
On this 16th day of January 1937 before me appeared Dr. L. G. Rice, to me personally known, who, being by me duly swern, did say that he is president of the MESA GRANDE DEVELOPMENT COMPANY, a corporation organized under the laws of the State of New Mexico, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Dr. L. G. Rice acknowledged said instrument to be the free act and deed of said corporation.

Marie H. Beberschmidt Netary Public, Bernalille County, New Mexico.

My commission expires 6/28/39

I, Edmund Ress, County Surveyor, Bernalille County, New Mexico, do hereby certify that I have examined the above and foregoing plat of the FAIRGROUNDS ADDITION and that the same has been approved by me. Given under my hand this 18th day of January 1937.

> S/ Edmund Ress County Surveyor, Bernalille County, New Mexico.



Vicinity Map (Not to Scale)

Zone Atlas Map K-18-Z

Subdivision Notes

- 1. Plat is based on plats of record and actual field data.
- Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
- 3. All distances shown are horizontal ground distances.
- 4. Plat shows all known easements of record.
- 5. Bearings and distances in parenthesis/italics are per Reference Document No.1.
- 6. Bearings and distances shown in brackets/italics are per Reference Document No. 2.
- 7. Gross Area: 0.8350 acres, more or less
- 8. Number of existing Lots: 4
- 9. Number of Lots created: 3
- 10. Fieldwork performed 26 March and 31 August 2010.

Owners Free Consent

The undersigned owners 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 any and all easements and dedicate additional public street Right-of-Way in fee simple with Warranty Covenants to the City of Albuquerque as shown hereon.

Michael Brogdon, Owner Date Date .

MICHAEL BROGDON

MICHAEL BROGDON
Owner (Print Name)

6409 ACOMA Rd. SE. ALB. N.M.
Address:

Legal Description

That certain tract or parcel of land situate within Section Twenty-Four (S24), Township 10 North (T10N), Range Three East (R3E), New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being comprised of all of Lots One (1), Two (2), Six (6), and Twenty-Three (23) in Block Ten (10) of the Fair- Grounds Addition as the same is shown and designated on the plat recorded on the 26 day of January, 1937 in Volume C1, Folio 105, together with the Sixteen (16) foot alley, vacated by Project No. 1008281, and being more particularly described as follows:

Beginning at the Albuquerque Control Station "7_K19A" located on the southside of Central Avenue west of Florida Street S.E., a standard ACS brass disc stamped "7_K19A ACS", having published New Mexico State Plane Coordinates, Central Zone, of Northing (Y)=1,483,209.918' and Easting (X)=1,543,668.180', NAD 83;

Thence S 53°51'47" W, 1,045.13' to an iron pin found in the northwest corner of tract herein described, also being a point on the south Right-of-Way line of Acoma Road S.E., being the POINT OF BEGINNING;

Thence, S 82°26'59" E, 108.74' along said Right-of-Way, and along the north boundary to a PK nail placed;

Thence, leaving said right-of-way, S 00°51'49" W, 142.21', to an Iron pin placed;

Thence, S 82°21'24" E, 163.11' to an iron pin found, being a point on the west right-of-way line of California Street S.E.;

Thence, continuing along said Right-of-Way, S 01°02'15" W, 61.78' to an iron pin found;

Thence, leaving said Right-of-Way and along the south boundary, N 89°04'27" W, 270.30' to a point in the southwest corner of tract herein described, also being a point on the east Right-of-Way line of Arizona Street S.E.;

Thence, along said Right-of-Way line and along the west boundary of tract herein described, N 01°00'30" E, 93.62' to an iron pin found; Thence, N 00° 58'43" E, 142.00' to the POINT OF BEGINNING, containing 0.8350 acres, more or less.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST, FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE,
 AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE
 RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE
 RIGHT TO UTILILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA
 SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE
 PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER
 STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS
 SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS,
 DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

Reference Documents

I, Michael E. Beyer, a duly qualified Registered Professional Land Surveyor, No.7459, 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 subdvision shown hereon, utility companies and other

Subdivision Ordinance, and further meets the Minumum Standards for Land Surveying in the State of New Mexico and is true and

parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque

- 1. Plat entitled "Plat of the Fair-Grounds Addition to the City of Albuquerque, New Mexico, filed for record on 26 January 1937 in Bk. C1, Pg. 105.
- 2. Plat entitled "Plat of Lot 3-A Block 10, Fairgrounds Addition City of Albuquerque, New Mexico", filed for record on 24 May 2004 in Bk. 2004C, Pg. 162.

Plat
of

Lots 1-A, 6-A & 23-A
Block 10
FAIR-GROUNDS ADDITION
Section 24, T. 10 N., R. 3 E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
September 2010
Sheet 1 of 2

Disclosure Statement

The purpose of this Plat is to eliminate lot lines between 4 existing lots creating 3 new lots, incorporating the vacated alley (DRB Project #1008281), and to grant easements and dedicate additional Public Street Right-of-Way as shown hereon.

City Approvals:

APPLICATION NO. 10DRB-70119	PROJECT NO.	1008281
IL B Fat	9-23-10	9
CITY SURVEYOR	DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	The state of the s
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	
REAL PROPERTY DIVISION	DATE	
NEW MEXICO GAS COMPANY	DATE	
QWEST TELECOMMUNICATIONS	DATE	
COMCAST CABLE	DATE	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE	

Acknowledgement

State of New Mexico }
County of Bernalillo }

This instrument was acknowledged before me this

by: Michael Brogdon

Subclivis

2010

OFFICIAL SEAL:

Rebecca R. Mulbery

NOTARY PUBLIC - STATE OF NEW MEXICO

Notary Bond Filed with Secretary of State

Notary public Adverse 03-11-13

My Commission Expires 03-11-13

My Commission expires 03-11-13

Notary public Adverse 03-11-13

MICHAEL E. BEYER

New Mexico Professional Serveyor No. 94.59

correct to the best of my knowledge and being E. BEL

Surveyor's Certification

DATE 23 SEPT ZOW

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

and the state of t

UPC # 1 018 057 323 047 402 10 PROPERTY OWNER OF RECORD: Brogdon, LLC

UPC # 1 018 057 310 047 402 16 PROPERTY OWNER OF RECORD: Brogdon, LLC

UPC # 1 018 057 307 060 402 15 PROPERTY OWNER OF RECORD: Brogdon, LLC
UPC # 1 018 057 311 059 402 14 PROPERTY OWNER OF RECORD: Brogdon, LLC

BERNALILLO COUNTY TREASURER'S OFFICE:

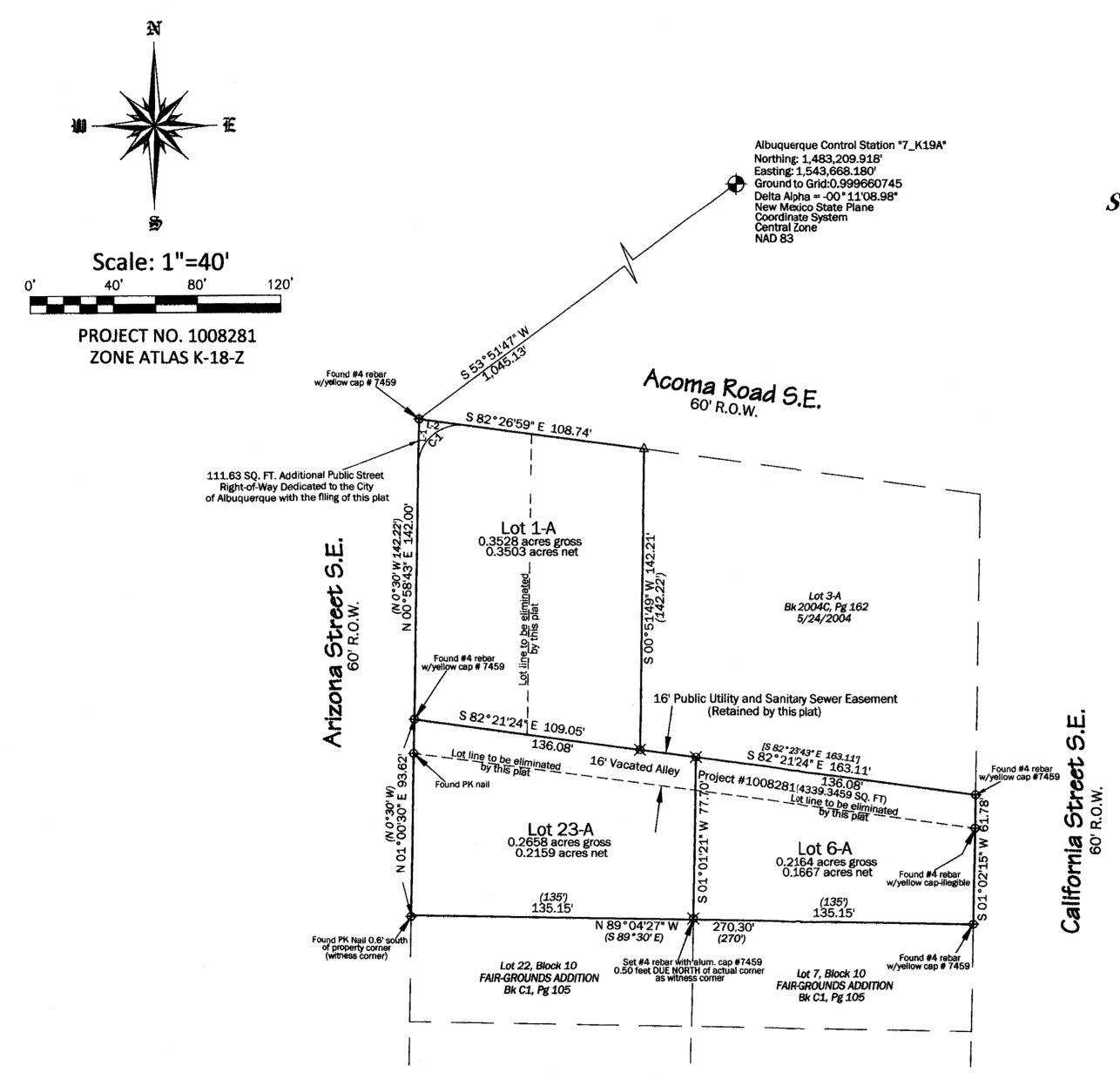
ATE:

THE BEAR COMPANY & ASSOCIATES, LLC ENGINEERING & SURVEYING

12 Spring Court Edgewood, NM 87015

Ph: 505-281-4519, Fax: 505-281-4549 E-mail: mike.bearco@q.com

Sheet 1 of



Plat

of

Lots 1-A, 6-A & 23-A

Block 10

FAIR-GROUNDS ADDITION

Section 24, T. 10 N., R. 3 E., N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

September 2010

Sheet 2 of 2

Legend

- Control Station Found as Noted
- ◆ Found Survey Marker as noted
- Set No.4 Re-bar w/aluminum cap #7459
- Δ Set PK Nail w/brass washer #7459 in header curb

Line Data

LINE LENGTH BEARING

L-1 22.44' N 00°58'43" E

L-2 22.44' S 82°26'59" E

CURVE

 Curve Data

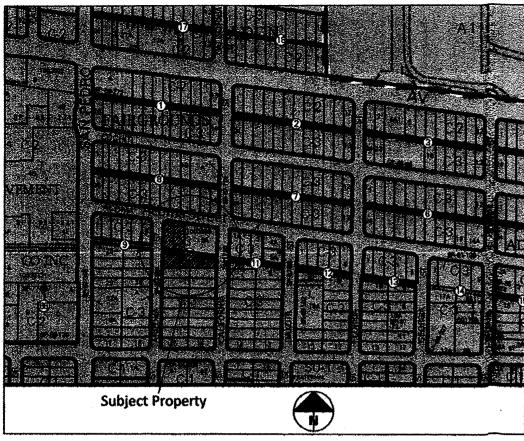
 RADIUS
 ARC LENGTH
 DELTA
 CH BEARING
 CH LENGTH

 20.00'
 33.72'
 96°34'18"
 N 49°15'52" E
 29.86'

THE BEAR COMPANY & ASSOCIATES, LLC ENGINEERING & SURVEYING

12 Spring Court Edgewood, NM 87015 Ph: 505-281-4519, Fax: 505-281-4549 E-mail: mike.bearco@q.com

Sheet 2 of 2



Vicinity Map (Not to Scale)

Zone Atlas Map K-18-Z

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DISCLAIMER

Surveyor's Certification

• 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS

Reference Documents

I, Michael E. Beyer, a duly qualified Registered Professional Land Surveyor, No.7459, 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 subdvision shown hereon, utility companies and other

Subdivision Ordinance, and further meets the Minumum Standards for Land Surveying in the State of New Mexico and is true and

parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque

- 1. Plat entitled "Plat of the Fair-Grounds Addition to the City of Albuquerque, New Mexico, filed for record on 26 January 1937 in Bk. C1, Pg. 105.
- 2. Plat entitled "Plat of Lot 3-A Block 10, Fairgrounds Addition City of Albuquerque, New Mexico", filed for record on 24 May 2004 in Bk. 2004C, Pg. 162.

Plat

Lots 1-A, 6-A & 23-A Block 10 FAIR-GROUNDS ADDITION Section 24, T. 10 N., R. 3 E., N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

September 2010 Sheet 1 of 2

Disclosure Statement

The purpose of this Plat is to eliminate lot lines between 4 existing lots creating 3 new lots, incorporating the vacated alley (DRB Project #1008281), and to grant easements and dedicate additional Public Street Right-of-Way as shown hereon.

City Approvals:

APPLICATION NO. 10DRB-70119	PROJECT NO.	1008281
13.11 9K B Hant		
	9-23-10	7
CITY SURVEYOR	DATE	
16-11	09-13	-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
Maritina Sandoval	Idualio	
PARKS & RECREATION DEPARTMENT	DATE	, , , , , , , , , , , , , , , , , , ,
allan Vester Moleoli	10/13	110
A.B.C.W.U.A.	DATE	
		L.*.
A.M.A.F.C.A.	DATE	
CITY ENGINEER	DATE	
Val Ch	1-26	-/2
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	·
State N. House	9.7.	ercorinal
REAUPROPERTY DIVISION	DATE	
M >16	/- 4 - 20. DATE	<i>11</i>
NEW MEXICO GAS COMPANY	DATE	
Mike Ramiel	1.4.20	11
QWEST TELECOMMUNICATIONS (DATE	
Labort Marton		4-11
COMCAST CABLE	DATE	•
Fernando Vigil	1-4-	11
RUBLIC SERVICE COMPANY OF NEW MEXICO	DATE	*

DOC# 2012007419

01/26/2012 10:50 AM Page: 1 of 2 htyPLAT R:\$25.00 B: 2012C P: 0008 M. Toulous Olivere, Bernalillo Cou

State of New Mexico County of Bernalillo

This instrument was acknowledged before me this

by: Michael Brogdon

Rebecca R. Mulbery

correct to the best of my knowledge and being E. B. NOTARY PUBLIC - STATE OF NEW MEXICO. Notary Bond Flied with Secretary of State My Commission Expires 03-11-13

My Commission expires 03-11-13

DATE 23 SEPT ZOW

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

A sugar sink it.

UPC # 1 018 057 323 047 402 10 PROPERTY OWNER OF RECORD: Brogdon, LLC UPC # 1 018 057 310 047 402 16 PROPERTY OWNER OF RECORD: Brogdon, LLC

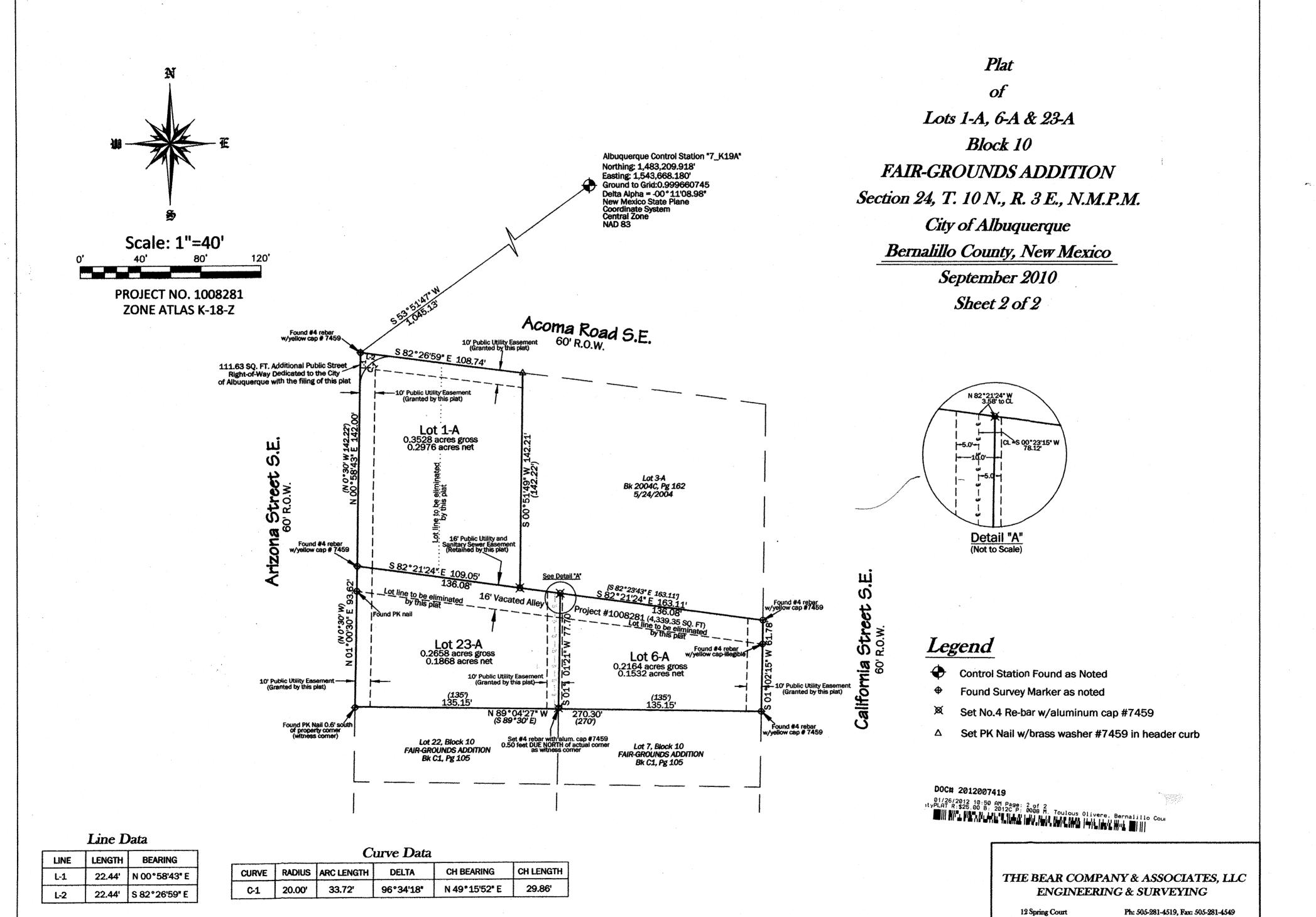
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BERNALILLO COUNTY TREASURER'S OFFICE:

will

THE BEAR COMPANY & ASSOCIATES, LLC **ENGINEERING & SURVEYING**

12 Spring Court Edgewood, NM 87015 Ph: 505-281-4519, Fax: 505-281-4549 E-mail: mike.bearco@q.com



Edgewood, NM 87015

E-mail: mike.bearco@q.com

Sheet 2 of 2

