

Vicinity Map

n.t.s.

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THUS.....

**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 12060010, EFFECTIVE DATE JUNE 04, 2012.
2. PLAT OF LOTS 30 AND 31, J.M. MOORE REALTY COMPANY'S ADDITION NO. 1 (05/08/1905 BOOK. C, PAGE 10).
3. A TRIANGULAR PORTION OF LOT 1, BLOCK 2, ANDERSON ADDITION NO. 2 (10/05/1921).
4. CORRECTED WARRANTY DEED JOINT TENANTS (12/22/2000 BK. A13, PG. 6339 DOC. #2000126810)
5. WARRANTY DEED FOR JACQUE Y. KILLEBREW (12/08/2011 DOC. #20111125117)
6. PLAT OF SURVEY BY MARQUEZ SURVEYING (08/08/1996 96S-159)
7. WARRANTY DEED FOR JACINTO M. PLACENCIO (DOC. #1988055516)
8. DOCUMENT APPOINTING JACQUE Y. KILLEBREW AS POWER OF ATTORNEY FOR TANYA SPADE, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 8/10/12, IN BOOK NA, PAGE NA, DOC. NO. 2012081346.
9. DOCUMENT APPOINTING JACQUE Y. KILLEBREW AS POWER OF ATTORNEY FOR LAWRENCE CALLAHAN AND PAMELA MARIE HALEY, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 8/10/12, IN BOOK NA, PAGE NA, DOC. NO. 2012081345.

**Indexing Information**

Section 17, Township 10 North, Range 3 East, N.M.P.M., as projected into the Albuquerque Grant Subdivision: Anderson Addition No. 2, and J. M. Moore Realty Company's Addition No. 1  
 Upc Code: 101405806036621414 & 101405804836521415  
 Owner: Mike R. Killebrew and Jacque Y. Killebrew, Co-Trustees of the M & J K Trust dated October 12, 2011 & Lawrence Callahan and Pamela Marie Haley and Tanya Spade

**Subdivision Data**

GROSS ACREAGE..... 0.2380 ACRES  
 ZONE ATLAS PAGE NO..... J-14-2  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL WIDTH STREETS..... 0.00  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0 ACRES  
 DATE OF SURVEY..... JULY 2012

**Middle Rio Grande Conservancy District**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Legal**

LOTS NUMBERED THIRTY (30) AND THIRTY-ONE (31) OF J.M. MOORE REALTY COMPANY'S ADDITION NO. 1, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 8, 1905, IN PLAT BOOK C, PAGE 10. AND

A TRIANGULAR PORTION OF LOT ONE (1) IN BLOCK NUMBERED TWO (2) OF THE ANDERSON ADDITION NO. 2 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 THE 5TH DAY OF OCTOBER, 1921, BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 OF THE ANDERSON ADDITION NO. 2, 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 OCTOBER 5, 1921.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "17\_J14" BEARS S 02°59'07" E, A DISTANCE OF 2046.10 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 08°48'21" E A DISTANCE OF 70.64 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 83°50'50" E A DISTANCE OF 152.67 FEET MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 88°12'19" E A DISTANCE OF 49.42 FEET MARKED BY A BATHEY MARKER TO THE SAID NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT LIES ON THE WESTERLY RIGHT OF WAY OF 8TH STREET N.W.;

THENCE, S 06°53'56" W A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A 1" PIPE;

THENCE, N 83°44'25" W, A DISTANCE 102.74 FEET TO AN ANGLE POINT MARKED BY A 1/2" REBAR WITH CAP "LS 10283";

THENCE, N 09°24'31" E, A DISTANCE OF 9.99 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 61°47'30" W A DISTANCE OF 61.65 FEET TO THE AN ANGLE POINT OF THERE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 65°48'32" W A DISTANCE OF 49.97 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 83°38'24" W A DISTANCE OF 4.78 FEET TO THE POINT OF BEGINNING CONTAINING 0.2380 ACRES (10,368 sq. ft.) MORE OR LESS.

**Lot 1-A, Block 2,  
 Anderson Addition No. 2  
 and  
 Lot 30-A  
 J.M. Moore Addition No. 1**

**comprised of  
 A Southerly portion of Lot 1, Block 2  
 Anderson Addition No. 2  
 Lots 30 and 31, J.M. Moore Addition No. 1  
 Vacated alleys adjacent to the above referenced lots  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2012**

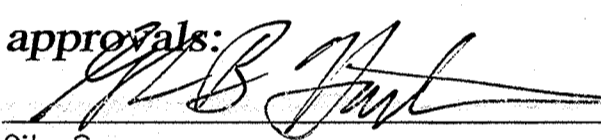
**Approved and Accepted by:**

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 \_\_\_\_\_

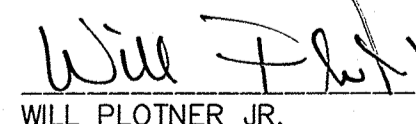
Application Number \_\_\_\_\_

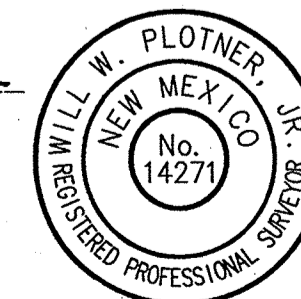
**Plat approvals:**

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corp. d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date
City Surveyor		8/13/12 Date
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

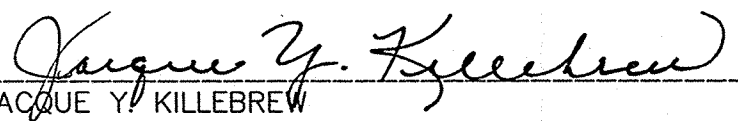
 8/10/12  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. NO. 14271  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 Sheet 1 of 3  
 121109



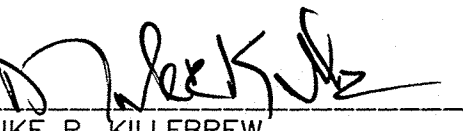
**Lot 1-A, Block 2,**  
**Anderson Addition No. 2**  
 and  
**Lot 30-A**  
**J.M. Moore Addition No. 1**  
 comprised of  
 A Southerly portion of Lot 1, Block 2  
 Anderson Addition No. 2  
 Lots 30 and 31, J.M. Moore Addition No. 1  
 Vacated alleys adjacent to the above referenced lots  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2012

**Free Consent**

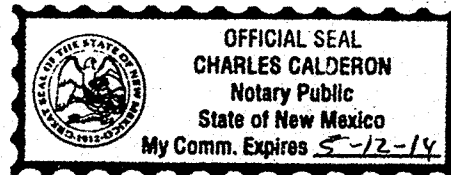
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

  
 JACQUE Y. KILLEBREW  
 CO-TRUSTEE OF THE M. & J. K. TRUST

8-10-2012  
 DATE

  
 MIKE R. KILLEBREW  
 CO-TRUSTEE OF THE M. & J. K. TRUST

8-10-12  
 DATE




**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10<sup>th</sup> of August 2012

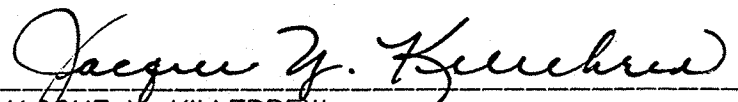
JACQUE Y. KILLEBREW AND MIKE R. KILLEBREW, HUSBAND AND WIFE AND TRUSTEES OF THE M. & J. K. TRUST

  
 NOTARY PUBLIC

5-12-14  
 MY COMMISSION EXPIRES

**Free Consent**

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 JACQUE Y. KILLEBREW  
 ATTORNEY IN FACT FOR LAWRENCE CALLAHAN,  
 PAMELA MARIE HALEY AND TANYA SPADE

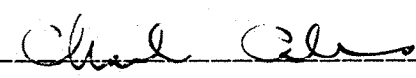
8-10-2012  
 DATE

**Acknowledgment**

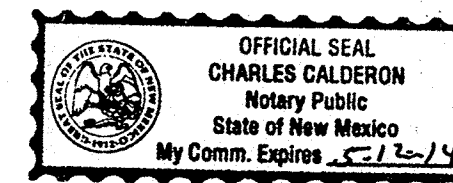
STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

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BY: JACQUE Y. KILLEBREW, ATTORNEY IN FACT FOR LAWRENCE CALLAHAN, PAMELA MARIE HALEY AND TANYA SPADE

  
 NOTARY PUBLIC

5-12-14  
 MY COMMISSION EXPIRES



**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 INFO (96S-159, 08/08/96)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND 1/2" REBAR WITH CAP "LS 10283" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271"

**Solar Collection Note**

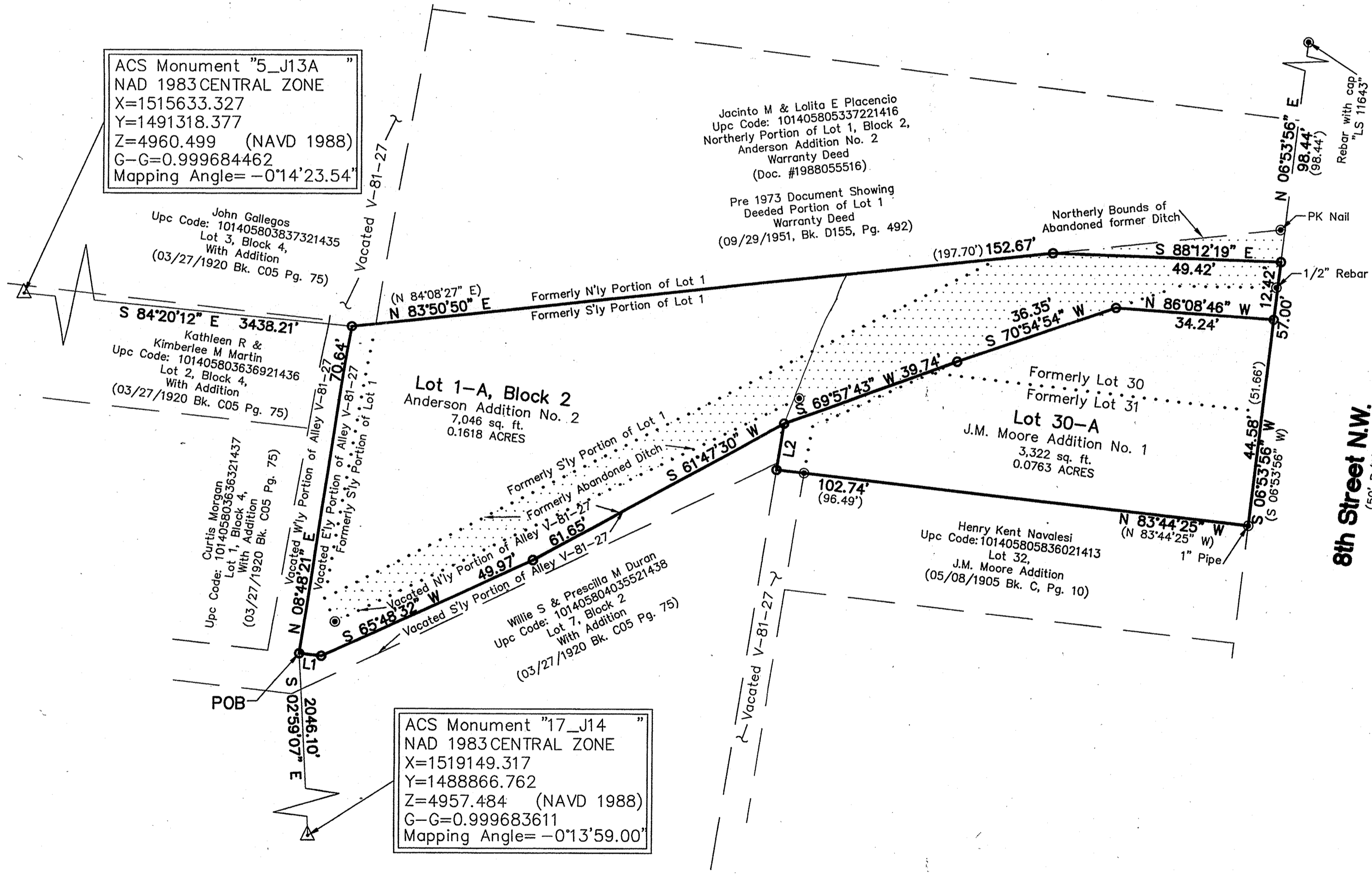
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of  
**Lot 1-A, Block 2,**  
**Anderson Addition No. 2**  
 and  
**Lot 30-A**  
**J.M. Moore Addition No. 1**  
 comprised of

**A Southerly portion of Lot 1, Block 2**  
**Anderson Addition No. 2**  
**Lots 30 and 31, J.M. Moore Addition No. 1**  
**Vacated alleys adjacent to the above referenced lots**

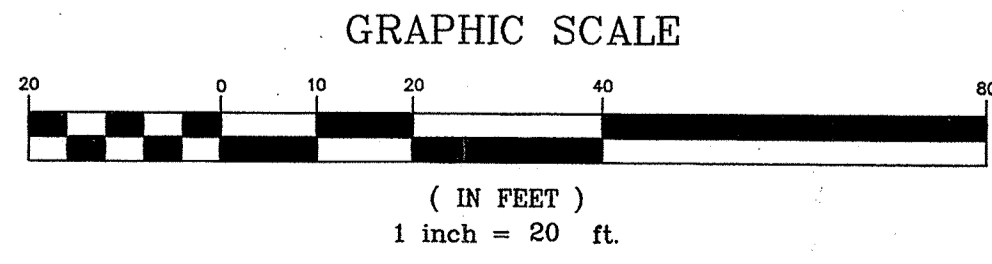
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**August 2012**



**8th Street N.W.**  
 (50' R/W)



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.78	N 83°38'24" W
L2	9.99	N 09°24'31" E



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