





PLAT OF  
LOT 4-A, BLOCK "B"  
VISTA GRANDE LAND COMPANY'S  
ADDITION NO. ONE

(BEING A REPLAT OF LOT 4 AND SOUTHERLY 40' FEET OF LOT 3,  
BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE;  
TOGETHER WITH A VACATED PORTION OF PUBLIC ALLEY)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2022

**LEGAL DESCRIPTION**

That certain parcel of land situate in Section 2, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot numbered Four (4) and the South Forty (40') feet of Lot numbered Three (3) in Block "B", Vista Grande Land Company's Addition No. One as the same are shown and designated on the plat entitled "SECOND AMENDED MAP VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1959 in Volume C4, folio 98. Said parcel further described in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1998 as Document Number 1998019537.

TOGETHER WITH: a Vacated Easterly portion of a Twenty (20') Public Alley adjacent to said Lot 4, Block "B" as the same is shown and designated on the aforesaid plat of said Vista Grande Land Company's Addition No. One and Vacated by vacation document V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 8, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979.

BEGINNING at the Northeast corner of the parcel herein described, said point being the Southeast corner of Lot 3-A1, Monroe Associates-Tract 1 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1957 in Volume C35, folio 41 (a 1/2" rebar and cap stamped "L.S. 17142" found in place) said point also being a point on the Westerly right of way line of San Mateo Boulevard N.E. whence the Albuquerque Control Survey Monument "9-F18" bears N02°34'46" E, 2346.95 feet distant; Thence Southwesterly along said Westerly right of way line of San Mateo Boulevard N.E. For the following three (3) courses:

S 00°20'32" W, 40.07 feet to the Northeast corner of said Lot 4, Block "B"; Thence,

S 00°20'32" W, 85.03 feet to a point of curvature; Thence,

Southwesterly, 39.24 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 89°55'40" and a chord which bears S 45°18'22" W, 35.33 feet) to a point of tangency on the Northerly right of way line of Douglas MacArthur Road N.E.; Thence,

N 89°43'48" W, 132.35 feet along said Northerly right of way line of Douglas MacArthur Road N.E. to the Southwest corner of the parcel herein described; Thence,

N 00°15'52" E, 110.00 feet to a point; Thence,

S 89°42'46" E, 7.47 feet to an angle point on the Southerly line of said Lot 3-A1, Monroe Associates-Tract 1; Thence along said Southerly line of Lot 3-A1 for the following two courses:

N 00°16'57" E, 40.00 feet to a point (a 1/2" rebar and cap stamped "L.S. 17142" found in place); Thence,

S 89°45'28" E, 150.02 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.5322 acre, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF LOT 4-A, BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE (BEING A REPLAT OF LOT 4 AND SOUTHERLY 40' FEET OF LOT 3, BLOCK "B", VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE; TOGETHER WITH A VACATED PORTION OF PUBLIC ALLEY), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

LOT 4 AND SOUTH 40' LOT 3, BLOCK "B"  
VISTA GRANDE LAND COMPANY ADDITION NO. ONE

OWNER: L.E. RUFFIN, JR. TRUST

*Kimberly Dee Brunner*  
By: Kimberly Dee Brunner, as Trustee of the L.E.  
Ruffin, Jr. Trust

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16  
day of August, 2022, by Kimberly Dee Brunner as  
Trustee of the L.E. Ruffin, Jr. Trust

*Melinda J. McHatt* My commission expires 01/13/26  
Notary Public

STATE OF NEW MEXICO  
NOTARY PUBLIC  
MELINDA J. MCHATT  
COMMISSION # 1094960  
EXPIRES JANUARY 13, 2026

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0139 G, Effective Date 9/26/2008.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 this plat."

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment Number 2202255, Effective Date: March 25, 2022.
- Plat entitled "SECOND AMENDED MAP VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1959 in Volume C4, folio 98.
- Plat entitled "LOTS 3A, 3B, 3C BEING A REPLAT OF LOT 3 OF MONROE ASSOCIATES TRACT 1", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 5, 1975 in Volume B10, folio 127.
- Plat entitled "PLAT OF MONROE ASSOCIATES TRACT 1, WITHIN VISTA GRANDE LAND COMPANY'S ADDITION NO. 1", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1974 in Volume B9, folio 159.
- Plat entitled "PLAT OF LOT 3-A1, MONROE ASSOCIATES-TRACT 1, BEING A REPLAT OF LOT 3-A AND PARCEL C", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1957 in Volume C35, folio 41.
- Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1998 as Document No. 1998019537.
- Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on October 4, 2013 as Document No. 2013110989.
- Vacation Documents for V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 8, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979.



SHEET 2 OF 5

**SURV TEK, INC.**

Consulting Surveyors  
P.O. Box 66865, Albuquerque, New Mexico 87114

Phone: 505-500-4732



PLAT OF  
LOT 4-A, BLOCK "B"  
VISTA GRANDE LAND COMPANY'S  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2022

LOT 3-B  
MONROE ASSOCIATES-TRACT 1  
Filed September 5, 1975 in Volume B10, Folio 127

LOT 3-A1  
MONROE ASSOCIATES-TRACT 1  
Filed November 20, 1987 in Volume C35, Folio 41

BLOCK B  
SOUTH 40' LOT 3  
VISTA GRANDE LAND COMPANY'S  
ADDITION NO. ONE  
Filed April 28, 1959 in Volume C4, Folio 98  
SPECIAL WARRANTY DEED Filed 02/23/1998 as Doc # 1998019537

LOT 4-A  
0.5322 Ac.  
(Includes Vacated Alley)

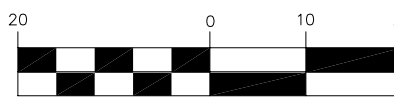
LOT 4  
VISTA GRANDE LAND COMPANY'S  
ADDITION NO. ONE  
Filed April 28, 1959 in Volume C4, Folio 98  
SPECIAL WARRANTY DEED Filed 02/23/1998 as Doc # 1998019537

Albuquerque Control Survey Monument "9-F18"  
New Mexico State Plane Coordinates  
Central Zone (NAD 83)  
N= 1,504,358.281 U.S. Survey feet  
E= 1,539,870.687 U.S. Survey feet  
Delta alpha = -00°11'36.74"  
Ground to Grid Factor = 0.999666141  
Elevation = 5212.228 feet (NAVD 88)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.24' (39.16')	25.00' (25.00')	24.97'	35.33'	S45°18'22"W	89°55'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.47	S89°42'46"E

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SAN MATEO BOULEVARD NE.  
(100' R/W)



DOUGLAS MACARTHUR ROAD N.E.  
(50' R/W)

SHEET 1 OF 3

**SURV TEK, INC.**  
Consulting Surveyors  
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732











# PR-2022-007143\_SD-2022-00140\_P-F\_Platform\_Aproved\_10-19-22

Final Audit Report

2022-11-28

Created:	2022-11-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACzVK5Mmfou_SEAyLtakIZVhPEbQqrd3t

## "PR-2022-007143\_SD-2022-00140\_P-F\_Platform\_Aproved\_10-19-22" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2022-11-28 - 7:48:10 PM GMT- IP address: 198.206.237.4
-  Document emailed to jwolfley@cabq.gov for signature  
2022-11-28 - 7:55:10 PM GMT
-  Document emailed to dggutierrez@abcwua.org for signature  
2022-11-28 - 7:55:10 PM GMT
-  Email viewed by dggutierrez@abcwua.org  
2022-11-28 - 7:55:29 PM GMT- IP address: 142.202.67.2
-  Signer dggutierrez@abcwua.org entered name at signing as David Gutierrez  
2022-11-28 - 7:55:54 PM GMT- IP address: 142.202.67.2
-  Document e-signed by David Gutierrez (dggutierrez@abcwua.org)  
Signature Date: 2022-11-28 - 7:55:56 PM GMT - Time Source: server- IP address: 142.202.67.2
-  Email viewed by jwolfley@cabq.gov  
2022-11-28 - 10:32:12 PM GMT- IP address: 75.161.206.185
-  Signer jwolfley@cabq.gov entered name at signing as Jolene Wolfley, CABQ Planning  
2022-11-28 - 10:32:46 PM GMT- IP address: 75.161.206.185
-  Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)  
Signature Date: 2022-11-28 - 10:32:48 PM GMT - Time Source: server- IP address: 75.161.206.185
-  Agreement completed.  
2022-11-28 - 10:32:48 PM GMT