

8957819

Coordinates

PLAT OF LOTS 1-A & 2-A BLOCK 16

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
JUL 5 1989
At a clock of 2:00 PM. Recorded in Vol. C-39
of records of said County Folio P.102
Deputy Clerk

UNIVERSITY HEIGHTS ADDITION FORMERLY BEING LOTS 1-4, INCLUSIVE, BLOCK 16 UNIVERSITY HEIGHTS ADDITION CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AUGUST, 1988

LEGAL DESCRIPTION

A certain tract of land situate within Section 22, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same is shown and designated on the plat of record, being Lots 1-4, Inclusive, Block 16 of University Heights Addition, said plat being filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916, in Book D, Page 27, and being more particularly described by metes and bounds as follows:

indicated all corners are #4 rebar stamped LS 5949. reon are New Mexico State Plane
on hereon are ground distances. Private Drainage Easements in the Approved Drainage Report and y this plat, to serve Lots 1-A & iversity Heights Addition; The ese drainage facilities will be t, in accordance with the approved Furthermore, the owner(s) and/or their beneficiary's of Lots 1-A & iversity Heights Addition, will be he construction and maintenance of

. Beginning at the Northeast corner of the tract herein described, said point being a found chiseled cross (X) on sidewalk on the South right of way line of Centria Avenue, whence a found City of Albuquerque Brass Cap stamped "5-K16A", bears N 42°26'59" E, a distance of 128.95 feet; Thence, leaving said point of beginning and running on a bearing of S 00°24'11" W, a distance of 200.00 feet to the Southeast corner of the tract herein described, said point being a set #4 rebar w/plastic cap stamped LS 5949; Thence, running on a bearing of N 89°38'51" W, a distance of 141.95 feet to the Southwest corner of the tract herein described, said point being a set #4 rebar w/plastic cap stamped LS 5949, on the East right of way line of Stanford Drive; Thence, running along said East right of way line on a bearing of N 00°24'11" E, a distance of 200.00 feet to the Northwest corner of the tract herein described, said point being a set concrete nail w/plastic cap stamped LS 5949, on the South right of way line of Central Avenue; Thence, running along said South right of way line of Central Avenue on a bearing of S89°38'51" E, a distance of 141.95 feet to the Northeast corner of the tract herein described and true point of beginning, containing 28,385.4749 square feet or 0.6516 acres more or less.

Replatted and now being identified as Lots 1-A and 2-A, Block 16, formerly being a prortion of lots 1-4 inclusive, Block 16, of University Heights Addition, Albuquerque, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof.

INT
lat is to divide the subject prop-
tch will now conform to the area
st property owners.

For Lot 1-A, Block 16
Bobby Langell Date *Sept 20, 1988*
Bobby Langell Date *9/29/88*
Owner Vice President for Business and Finance

STATE OF California) SS:
COUNTY OF Alameda)

ON THIS 20th DAY OF September, 1988 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY BOBBY LANGELL.
MY COMMISSION EXPIRES: January 24, 1992
NOTARY PUBLIC: Opule Connelin

176
08-31-332
UMBER: K-16
Cloud
ALBUQUERQUE/BERNALILLO COUNTY
DIVISION

STATE OF NEW MEXICO) SS:
COUNTY OF BERNALILLO)

ON THIS 29th DAY OF SEPTEMBER, 1988. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY DAVID L. MC KINNEY.
NOTARY PUBLIC: Alvis Howard
MY COMMISSION EXPIRES: Feb. 28, 1990

For Lot 2-A, Block 16
David L. Mc Kinney Date *9/29/88*
David L. Mc Kinney Date
Vice President for Business and Finance

189
W. Hamman 10/11/88
INGINEER
J. Aguin 10/11/88
NEER
W. Hamman 10-11-88
RECREATION DEPARTMENT
W. Hamman 10-11-88
SOURCES DEPARTMENT
W. Hamman 10/11/88
VEYOR
J. Aguin 10/11/88
C.A.

SURVEYOR'S CERTIFICATION
I, JOHN F. ESQUIBEL, NEW MEXICO REGISTERED LAND SURVEYOR NO. 5949, do hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas and all easements of record made readily available to me by the land owner and/or utility companies, meets the minimum requirements for monumentation and surveys set forth by the Albuquerque Subdivision ordinance and is true and correct to the best of my knowledge and belief.

John F. Esquibel Date 8/28/88
JOHN F. ESQUIBEL REGISTERED PROFESSIONAL SURVEYOR
NEW MEXICO
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
ACKNOWLEDGEMENT
OFFICIAL SEAL
G.C. GAYET
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 12-6-87

The foregoing Surveyor's Certificate was acknowledged before me on this 28th day of August, 1988 by John F. Esquibel, LS No. 5949.
By G.C. Gayet
Notary Public
My commission expires December 6, 1989

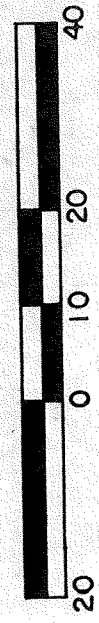
A & E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING
ALBUQUERQUE • LAS CRUCES
1330 SAN PEDRO N.E.—SUITE 208
ALBUQUERQUE, NEW MEXICO 87110 (505) 266-8731

8957819

N.M. State Plane Coordinates

x = 390,249.98
y = 1,484,954.25
ΔQ = -0°12'39"
Ground to Grid Factor
0.99966644
Central Zone

SCALE: 1" = 20'



PLAT OF
LOTS 1-A & 2-A
BLOCK 16
UNIVERSITY HEIGHTS
FORMERLY BEING

LOTS 1-4, INCLUSIVE, BLOC
UNIVERSITY HEIGHTS ADDI
CITY OF ALBUQUERQUE, BERNALIL
NEW MEXICO
AUGUST, 1988

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LEGAL DESI

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New Mexico Principal Meridian, Bernalillo Cou
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East right of way line on a bearing of N 00°
Northwest corner of the tract herein describ
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running along said South right of way line o
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point of beginning, containing 28,385.4749 s
Replatted and now being identified as Lots 1
lots 1-4 inclusive, Block 16, of University
the free consent of and in accordance with t
and proprietor(s) thereof.

For Lot 1-A, Block 16.

Bobby G. Langell Sept 2
Bobby Langell Date
Owner

NOTES:

- (1) Unless otherwise indicated all corners are #4 rebar w/plastic cap stamped LS 5949.
- (2) Bearings shown hereon are New Mexico State Plane Grid bearings.
- (3) All distances shown hereon are ground distances.
- (4) Reciprocal Cross Private Drainage Easements in accordance with the Approved Drainage Report and Plan is granted by this plat, to serve Lots 1-A & 2-A, Block 16, University Heights Addition; The maintenance of these drainage facilities will be at the owners cost, in accordance with the approved Drainage Report. Furthermore, the owner(s) and/or proprietor(s) and their beneficiary's of Lots 1-A & 2-A, Block 16, University Heights Addition, will be responsible for the construction and maintenance of these facilities.

DISCLOSURE STATEMENT

The purpose of this plat is to divide the subject property into two lots, which will now conform to the area utilized by the subject property owners.

STATE OF California) ss:
COUNTY OF Alameda
ON THIS 20th DAY OF September, 1988, THE FOREI
INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY BOBBY LANGELL.
MY COMMISSION EXPIRES: January 27, 1992
NOTARY PUBLIC: Chule Canale

6 Sq. ft.
cres

5P-89-176

TALOS LOG NUMBER: 08-31-332
ZONE ATLAS INDEX NUMBER: K-16
APPROVED: Loise Cloud
CITY OF ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION

EXISTING 16' ALLEY

DATE: 6-29-89
PLATE NO. _____

- APPROVED: Loise Glueck 10/11/88
PROPERTY MANAGEMENT
- APPROVED: David W. Haman 10/11/88
TRAFFIC ENGINEER
- APPROVED: Frank J. Aguin 10/11/88
CITY ENGINEER
- APPROVED: Frank J. Aguin 10-11-88
PARKS AND RECREATION DEPARTMENT
- APPROVED: John North 10-11-88
WATER RESOURCES DEPARTMENT
- APPROVED: John North 10/17/88
CITY SURVEYOR
- APPROVED: Frank J. Aguin 10/11/88
A.M.A.F.C.A.

SURVEYOR'S CERTIFICATION
I, JOHN F. ESQUIBEL, NEW MEXICO REGISTERED LAND SUR
hereby certify that this plat was prepared by me or
supervision, shows accurate dimensions, land areas
of record made readily available to me by the land
utility companies, meets the minimum requirements
and surveys set forth by the Albuquerque Subdivisi
true and correct to the best of my knowledge and b

John F. Esquibel
JOHN F. ESQUIBEL, M.P.L.S. No. 5949
ACKNOWLEDGEMENT.
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

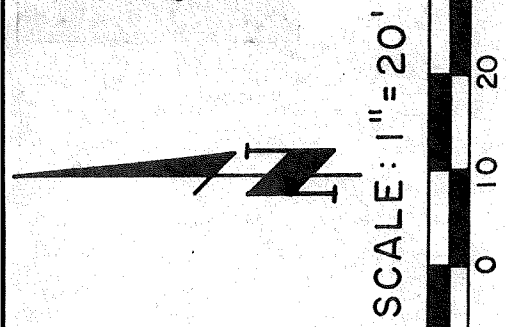
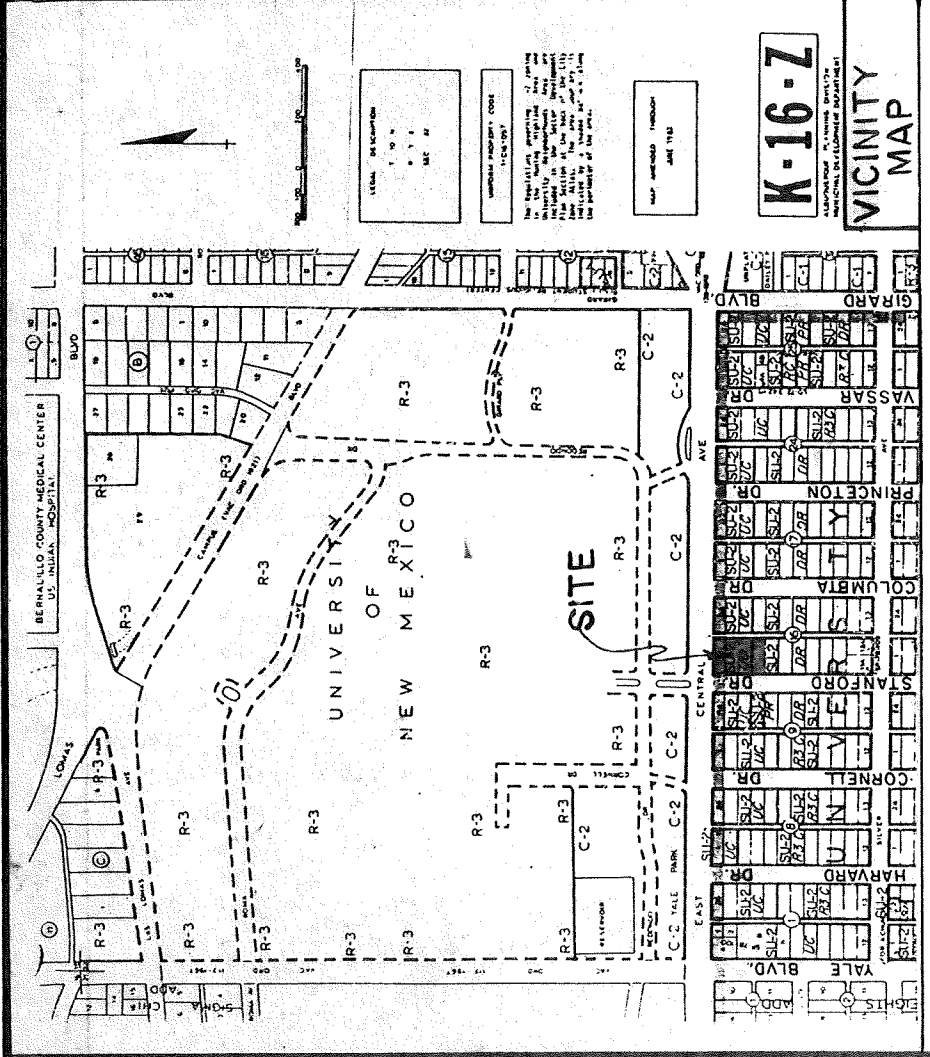


The foregoing Surveyor's Certificate was acknowle
this 28th day of August, 19
Esquibel, LS No. 5949.

By E.C. Bayst
Notary Public
My commission expires December 6, 19

8'

U-2 ZONE

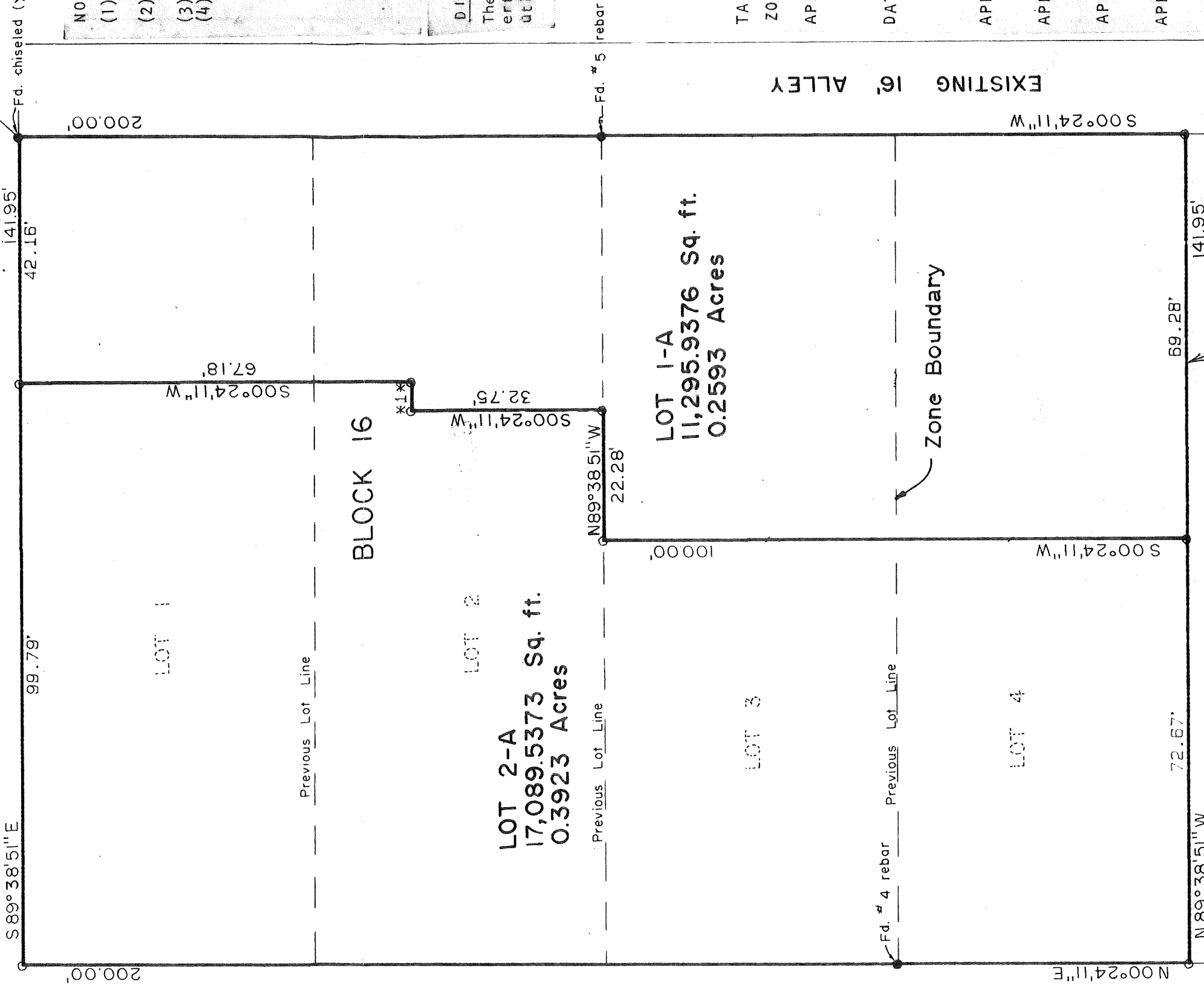


KEY BEARING DIST.
1 S 89°38'51"E 5.00'

○ = SET #4 REBAR W/PLASTIC CAP STAMPED LS 5949

● = FOUND SURVEY MARKER (As noted)

EAST CENTRAL AVENUE (100' R.O.W.)



LOT 5, BLOCK 16, UNIVERSITY HEIGHTS ADDITION,
FILED FEBRUARY 7, 1916, IN BOOK D, PAGE 27.

SU-2 ZONE
DR

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