

PLAT OF LOT 11-A, BLOCK 2 REYNAUD ADDITION

A REPLAT OF LOTS 10 AND 11, BLOCK 2, REYNAUD ADDITION
WITHIN PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

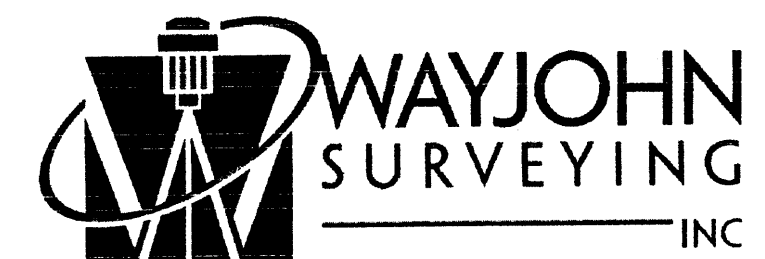
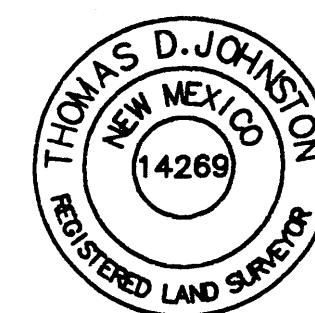
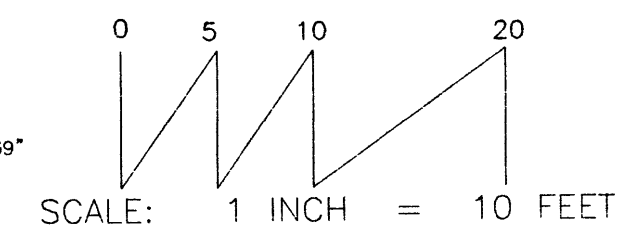
FEBRUARY 2009

EXISTING CONDITIONS

LEGEND:

- ☐ W.M. WATER METER
- ⊗ GAS GAS METER
- TEL. TELEPHONE RISER
- P.P. OVERHEAD UTILITY POLE

- FOUND/SET MONUMENT AS NOTED
- A: FOUND #4 REBAR AND CAP "LS 11463"
- B: FOUND #4 REBAR AND CAP "LS 13979"
- C: FOUND #4 REBAR - NO CAP
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK

DRAWN: E W K
CHECKED: T D J
DRAWING NO. SP10209.DWG

SCALE:

1" = 10'

15 JAN 2009

FILE NO.

SP-1-02-2009

SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

LOT 11-A
0.2190 ac.

SAWYER ROAD, N.W.
(27' R.O.W.)

ACS MONUMENT "5-J13A"
x=1,515.833, y=1,491.318, Z=77
Delta Alpha: -00°14'23.54"
Ground-to-grid:
0.999684462
NMSP CENTRAL ZONE
NAD 1983

LOT 9, BLOCK 2, REYNAUD ADDITION
(REC. 7/27/1946 C1-50)

LOT 8, BLOCK 2, REYNAUD ADDITION
(REC. 7/27/1946 C1-50)

LOT 12, BLOCK 2, REYNAUD ADDITION
(REC. 7/27/1946 C1-50)

RESIDENCE

CONCRETE DRIVEWAY
5' PUBLIC UTILITY EASEMENT (SEE NOTE 6)

5' PUBLIC UTILITY EASEMENT (SEE NOTE 6)

LOT LINE ELIMINATED BY THIS PLAT

21' WIDE
CONCRETE PAVING

ADOBÉ GARDEN WALL

WOOD FENCE

WOOD FENCE

WOOD FENCE

CHAIN LINK FENCE

OVERHEAD UTILITY LINES

90.06' (94.45')

(93.14') 85.56'

(93.28') (93.36')

(24.88') 23.98'

(S 73° 04' 30" E) 73° 13' 47" E

(N 34° 35' 30" E) 41.5'

(37.42') 37.57'

(N 00° 09' 30" W) 50.37'

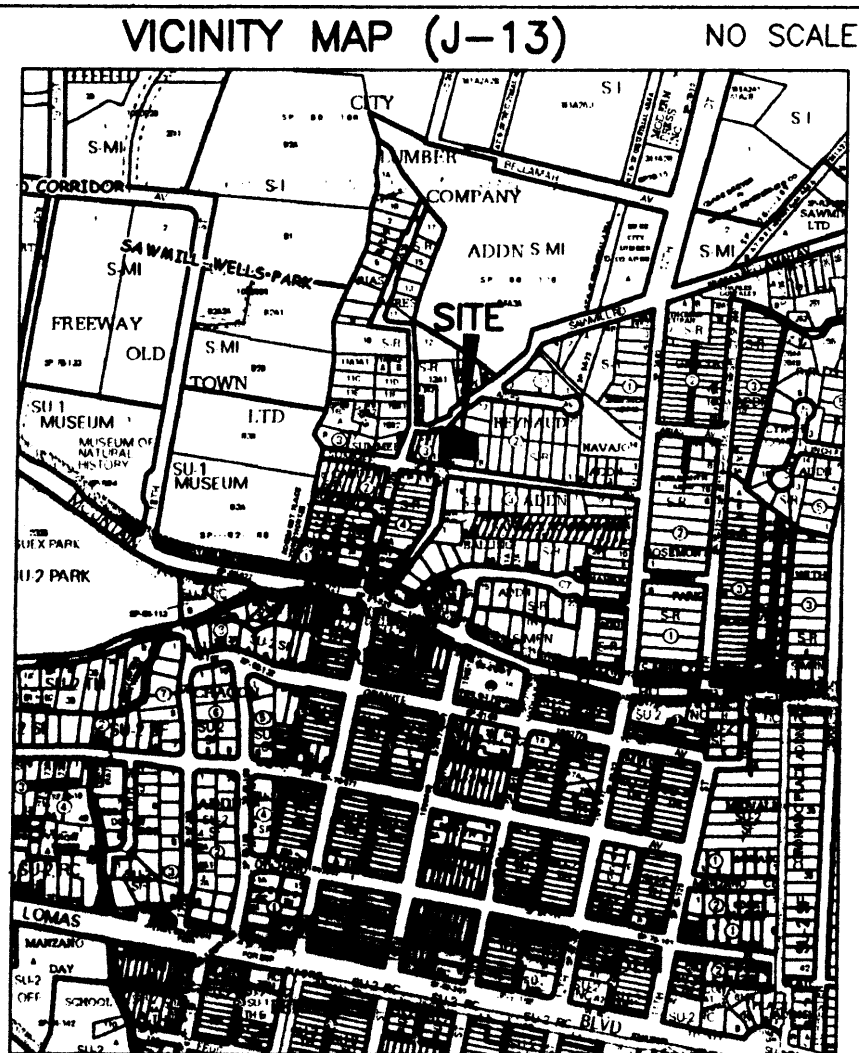
(N 00° 34' 14" W) 50.42'

(N 00° 09' 30" W) 50.37'

(N 00° 27' 23" E) 50.42'

(N 83° 55' 06" W) 1758.21'

(N 88° 07' 25" W) 1758.21'



DOCH 2009026511

03/12/2009 02:47 PM Page: 1 of 2
City: PLAT R-512.00 B-2009C P-0005 H. Toulous Olivares, Bernalillo Co

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Ten (10) and Eleven (11), in Block numbered Two (2), of REYNAUD ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 27, 1946, in Plat Book C1, folio 50, and being more particularly described as follows:
BEGINNING at the Southwest corner of the property herein described, being a point on the easterly right of way line of Sawmill Road, NW, from whence the ACS Monument "S-J13A" (x=1,515,633.327, y=1,491,318.377, New Mexico State Plane Grid, Central Zone, NAD 83) bears N 88° 07' 25" W, 1758.21 feet distant;
THENCE along said right of way line, N 00° 27' 23" E, 50.42 feet;
THENCE N 00° 34' 14" W, 37.57 feet;
THENCE N 39° 35' 41" E, 25.98 feet to the Northwest corner;
THENCE leaving said right of way line, S 73° 13' 47" E, 85.56 feet to the Northeast corner;
THENCE S 05° 30' 36" W, 93.29 feet to the Southeast corner;
THENCE N 83° 55' 06" W, 90.06 feet to the point of beginning and containing 0.2190 acres, more or less.

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WITHIN PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2009

PROJECT NUMBER: 1001880

Application Number: 09DRB-70065

City Approvals:

ALB Had
City Surveyor

2-12-09
Date

RLS Δ 25
Traffic Engineering, Transportation Division

03/04/09
Date

Roy & Green
ABCWA

2-25-09
Date

Christine Sandoval
Parks and Recreation Department

2-25-09
Date

Bradley D. Bingham
AMAFA

2/25/09
Date

Bradley D. Bingham
City Engineer

2/25/09
Date

Job Chis
DOB Chairperson, Planning Department

2/14/09
Date

SUBDIVISION DATA

1. DRB Proj. No. 1007493
2. Zone Atlas Index No. J-13
3. Gross acreage 0.2190 Ac.
4. Existing number of lots 2
Replatted number of lots 1
LOG NO. 2009010939

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two lots.

NOTES

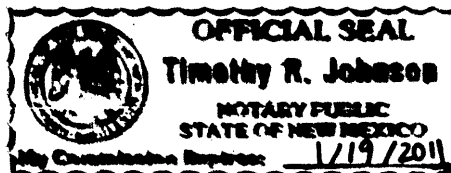
1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.
4. No property within the area of requested 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.
6. Existing five foot (5') Public Utility Easement granted by plat of Reynaud Addition, recorded July 27, 1946 in Volume C1, folio 50.

FREE CONSENT

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Lawrence F. Schultz
Lawrence F. Schultz

2/12/09
Date



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

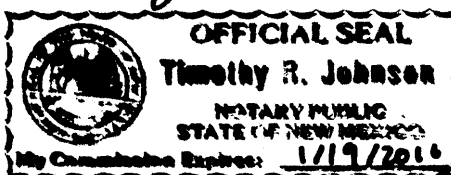
On this 12TH day of February, 2009, the foregoing instrument was acknowledged before me by Lawrence F. Schultz.

My Commission expires 1/19/2011

Timothy R. Johnson
Notary Public

John C. Deering
John C. Deering

2/12/09
Date



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

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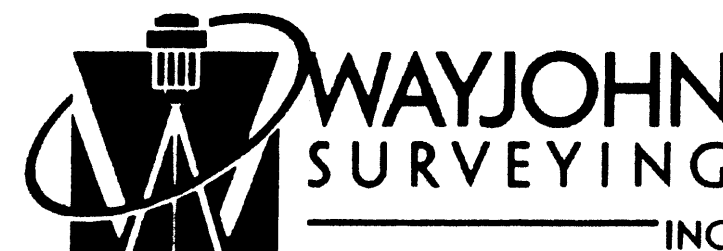
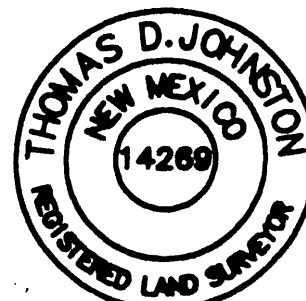
Timothy R. Johnson
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
Thomas D. Johnston, N.M.P.S. No. 14269

2/11/09
Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: SCHULTZ/DEERING
LOCATION: SEC. 18
T.10 N., R.3 E., N.M.P.M.
REYNAUD ADD.

DRAWN: E W K

CHECKED: T D J

DRAWING NO.
SP10209.DWG

SCALE:

1" = 10'

15 JAN 2009

FILE NO.

SP-1-02-2009

SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 013 058 404 396 11849, 1 013 058 405 401 11848

PROPERTY OWNER OF RECORD:

SCHULTZ, LAWRENCE F.; DEERING, JOHN C

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 3/20/09

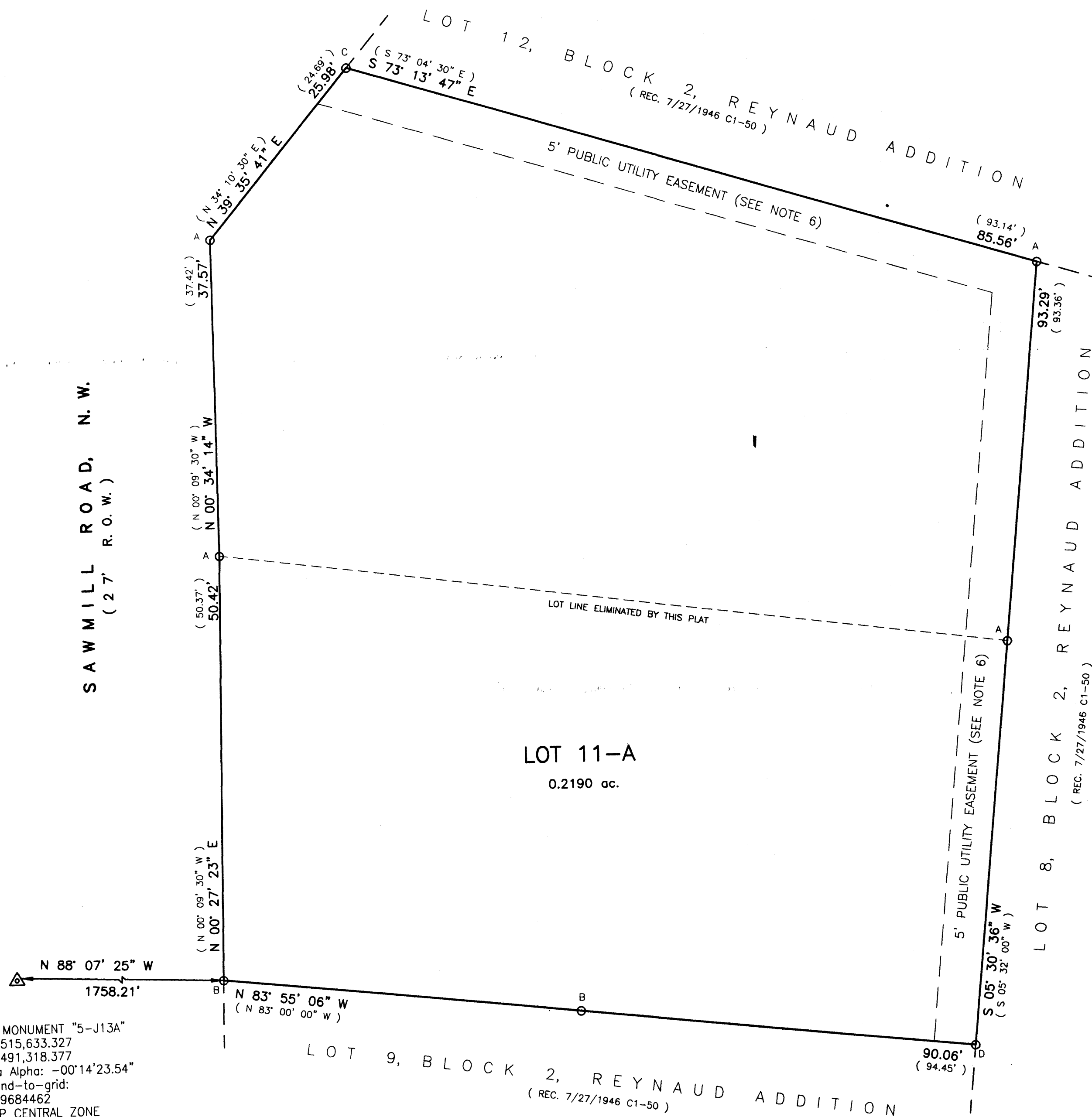
DOCH 2009026511

93/12/2009 02:47 PM Page: 2 of 2
CityPLAT R: \$12.00 B: 2009C P: 0035 R, Toulous Olivero, Bernalillo Cou

COUNTY CLERK RECORDING LABEL HERE

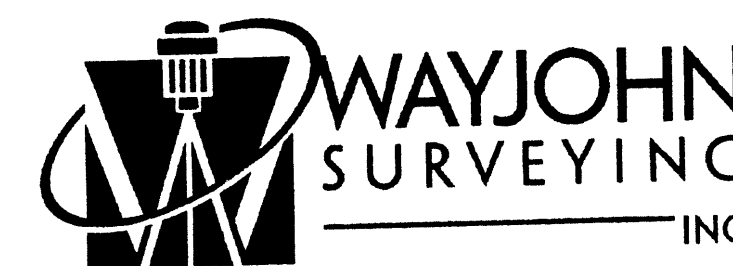
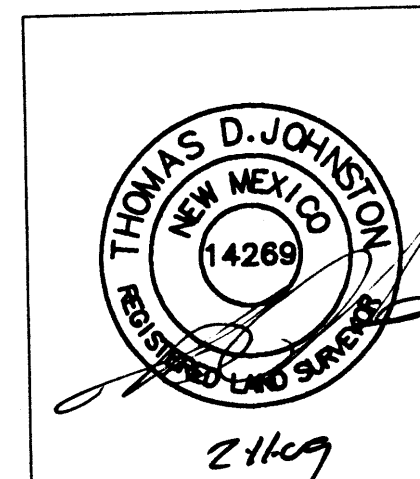
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2009



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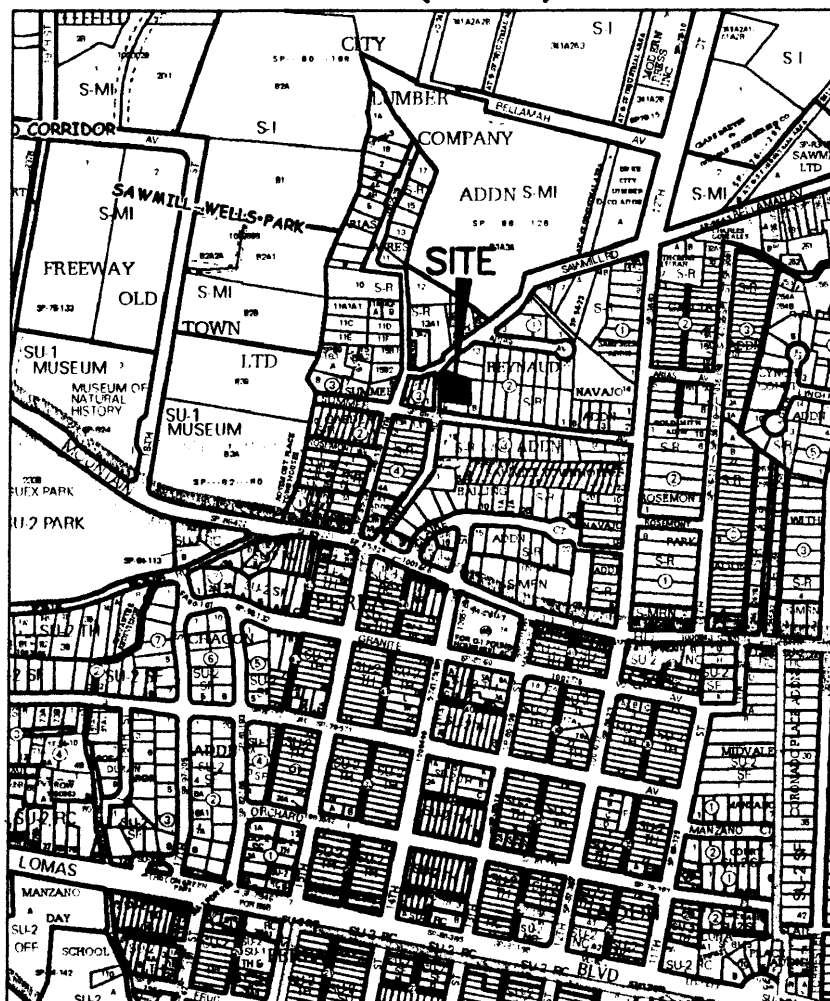
SCALE: 1 INCH = 10 FEET



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	CHECKED: T D J	1" = 10'	SP-1-02-2009
OWNER: SCHULTZ/DEERING LOCATION: SEC. 18 T.10 N., R.3 E., N.M.P.M. REYNAUD ADD.	DRAWING NO. SP10209.DWG	15 JAN 2009	SHEET 2 OF 2

VICINITY MAP (J-13) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No. 1007493
2. Zone Atlas Index No. J-13
3. Gross acreage 0.2190 Ac.
4. Existing number of lots 2
Replatted number of lots 1
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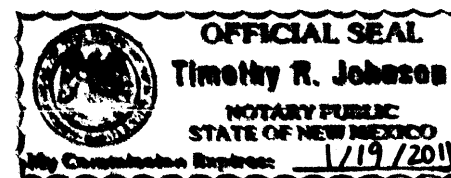
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Lawrence F. Schultz
Lawrence F. Schultz

2/12/09
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss



On this 12TH day of February, 2009, the foregoing instrument was acknowledged before me by Lawrence F. Schultz.

My Commission expires

1/19/2011

Notary Public

John C. Deering
John C. Deering

2/12/09
Date

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2009

PROJECT NUMBER: 1001880

Application Number:

City Approvals:

ALB Had
City Surveyor

2-12-09
Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

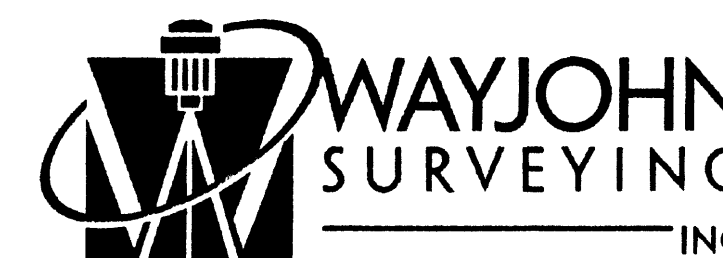
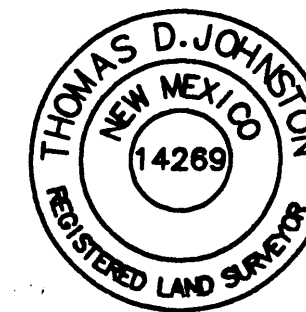
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SHEET 1 OF 2

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PROPERTY OWNER OF RECORD:

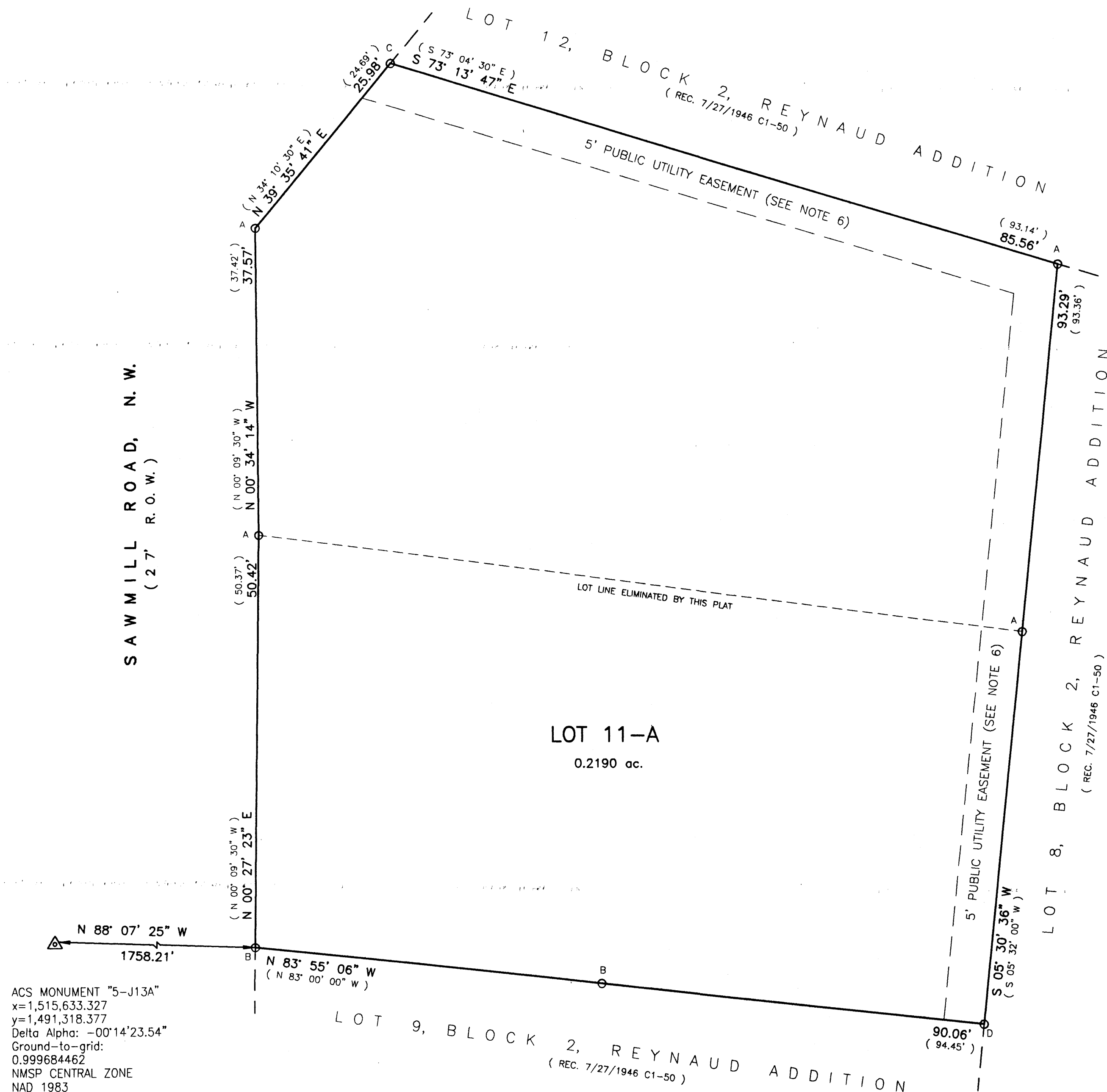
SCHULTZ, LAWRENCE F.; DEERING, JOHN C
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
LOT 11-A, BLOCK 2
REYNAUD ADDITION

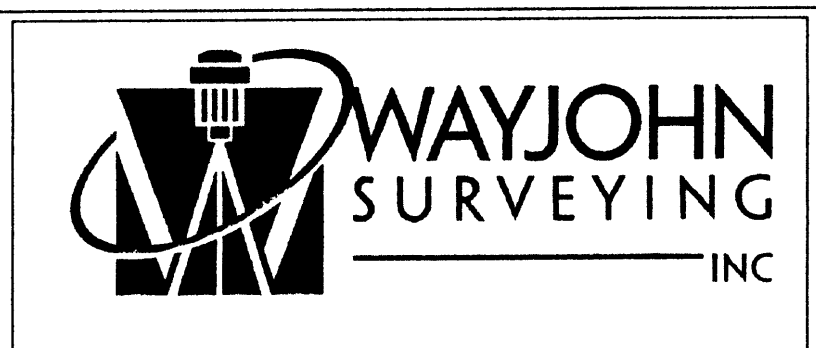
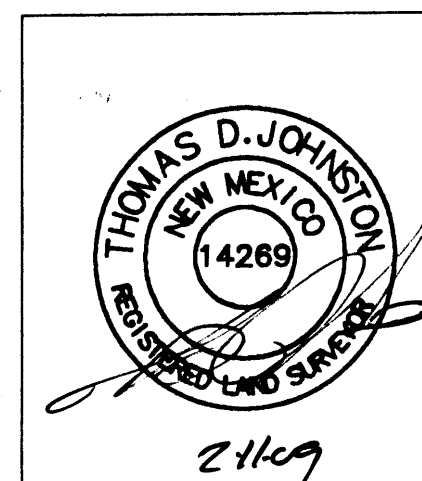
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