

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE FOUR (4) LOTS INTO FIVE (5) LOTS, AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 8\_H-13 AND 7\_H-13.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE CONTAINS 0.6195 ACRE.
- NUMBER OF EXISTING TRACTS/LOTS.....4 TRACT
- NUMBER OF TRACTS/LOTS CREATED.....5 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**DISCLAIMER:**

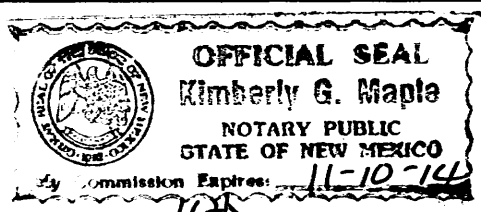
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PROPERTY OWNER FOR LOT 22-A, PUEBLO BONITO**

OWNER(S) SIGNATURE: Andy Moss DATE: 11-16-2013  
 OWNER(S) PRINT NAME: Andy Moss

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF NOVEMBER 20 13, BY Andy Moss

Kimberly G. Maple MY COMMISSION EXPIRES: 11-10-14  
 NOTARY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC # 4 parcels

PROPERTY OWNER OF RECORD: Eberle, Moss, Zamora  
 BERNALILLO CO. TREASURER'S OFFICE: [Signature]

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 18, T. 10 N. R. 3 E. N.M.P.M., TOWN OF ALBUQUERQUE GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING OF THE FOLLOWING:

TRACT A, LANDS OF ARLEEN WATRAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID TRACT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 4, 1994, IN PLAT VOL. 94C, FOLIO 144; TOGETHER WITH,

LOT 21-A, PUEBLO BONITO ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID TRACT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 4, 1994, IN PLAT VOL. 94C, FOLIO 144; TOGETHER WITH,

LOT 22, PUEBLO BONITO ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID TRACT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 1941, IN PLAT VOL. D, FOLIO 73; TOGETHER WITH,

TRACT 293 M. R. G. C. D. MAP 38; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARSON LANE, N.W., FROM WHENCE A TIE TO AGRS MONUMENT "8\_H13" BEARS N 06°51'02" E, A DISTANCE OF 2794.24 FEET; THENCE,

FROM SAID POINT OF BEGINNING ALONG SOUTH RIGHT-OF-WAY LINE OF CARSON LANE, N.W., S 83°49'18" E, 211.08 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT; THENCE,

S 06°54'36" W, 37.82 FEET TO AN ANGLE POINT; THENCE,

N 84°43'05" W, 106.00 FEET TO AN ANGLE POINT; THENCE,

S 06°05'59" W, 155.70 FEET TO AN ANGLE POINT AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PUEBLO BONITO DR., N.W., THENCE,

N 84°25'41" W, 120.06 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER OF SAID TRACT; THENCE,

N 06°05'59" E, 156.15 FEET TO AN ANGLE POINT; THENCE,

S 84°03'29" E, 15.62 FEET TO AN ANGLE POINT; THENCE,

N 05°55'29" E, 40.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 0.6195 ACRE (26,987.32 SF) MORE OR LESS.

**FREE CONSENT**

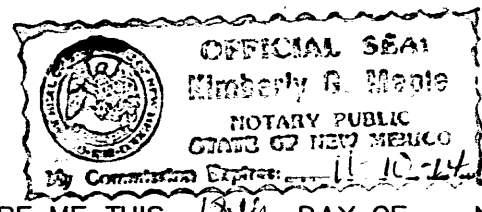
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

**PROPERTY OWNER FOR LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE**

OWNER(S) SIGNATURE: [Signature] DATE: 11-18-2013  
 OWNER(S) PRINT NAME: Frederick Eberle

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF NOVEMBER 20 13, BY FREDERICK EBERLE

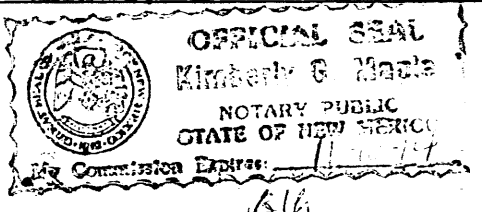
Kimberly G. Maple MY COMMISSION EXPIRES: 11-10-14  
 NOTARY

**PROPERTY OWNER FOR LOT 21-A-1, PUEBLO BONITO**

OWNER(S) SIGNATURE: Michael Zamora DATE: 11-16-2013  
 OWNER(S) PRINT NAME: Michael A. Zamora

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF NOVEMBER 20 13, BY Michael A. Zamora

Kimberly G. Maple MY COMMISSION EXPIRES: 11-10-14  
 NOTARY

**PLAT OF  
 LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE  
 AND LOTS 21-A-1 & 22-A, PUEBLO BONITO  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2013**

PROJECT NO. 1001902

APPLICATION NO. 13DRB-70772

**UTILITY APPROVALS:**

- [Signature] 12-17-13  
 ENM ELECTRIC SERVICES DATE
- [Signature] 12-23-2013  
 NEW MEXICO GAS COMPANY DATE
- [Signature] 12/17/13  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
- [Signature] 12/17/13  
 COMCAST CABLE COMMUNICATION, INC. DATE

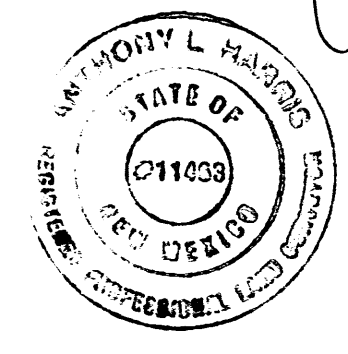
**APPROVALS:**

- [Signature] 11/22/13  
 CITY SURVEYOR DATE
- [Signature] 12-11-13  
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE
- [Signature] 12/18/13  
 ABCWA DATE
- [Signature] 12-11-13  
 PARKS AND RECREATION DEPARTMENT DATE
- [Signature] 12-11-17  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
- [Signature] 12-11-13  
 CITY ENGINEER DATE
- [Signature] 1-7-14  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATE:**

I, ANTHONY L. HARRIS, 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.

[Signature] 11-18-13  
 ANTHONY L. HARRIS DATE  
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463



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 01/21/2014 11:19 AM Page: 1 of 2  
 PLAT R-525.00 B: 20140 P. 0003 H. Toulouse Olivere, Bernalillo Cou

**THE SURVEY OFFICE, LLC**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PH (505) 998-0303 FAX (505) 998-0305

PLAT OF  
 LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE  
 AND LOTS 21-A-1 & 22-A, PUEBLO BONITO

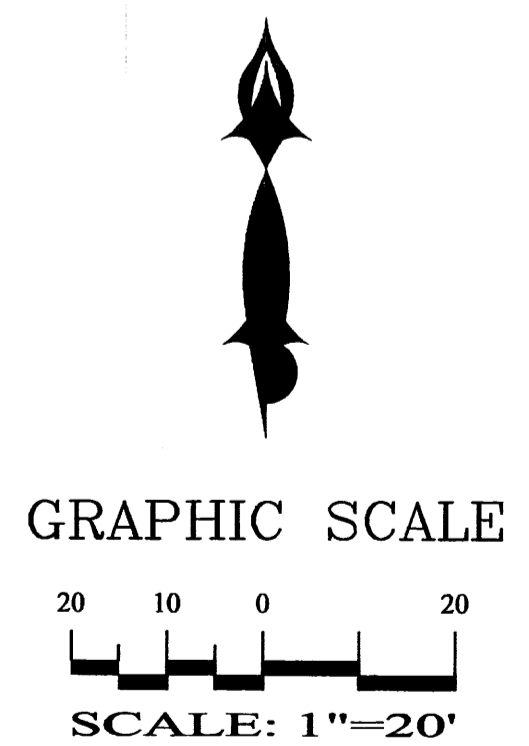
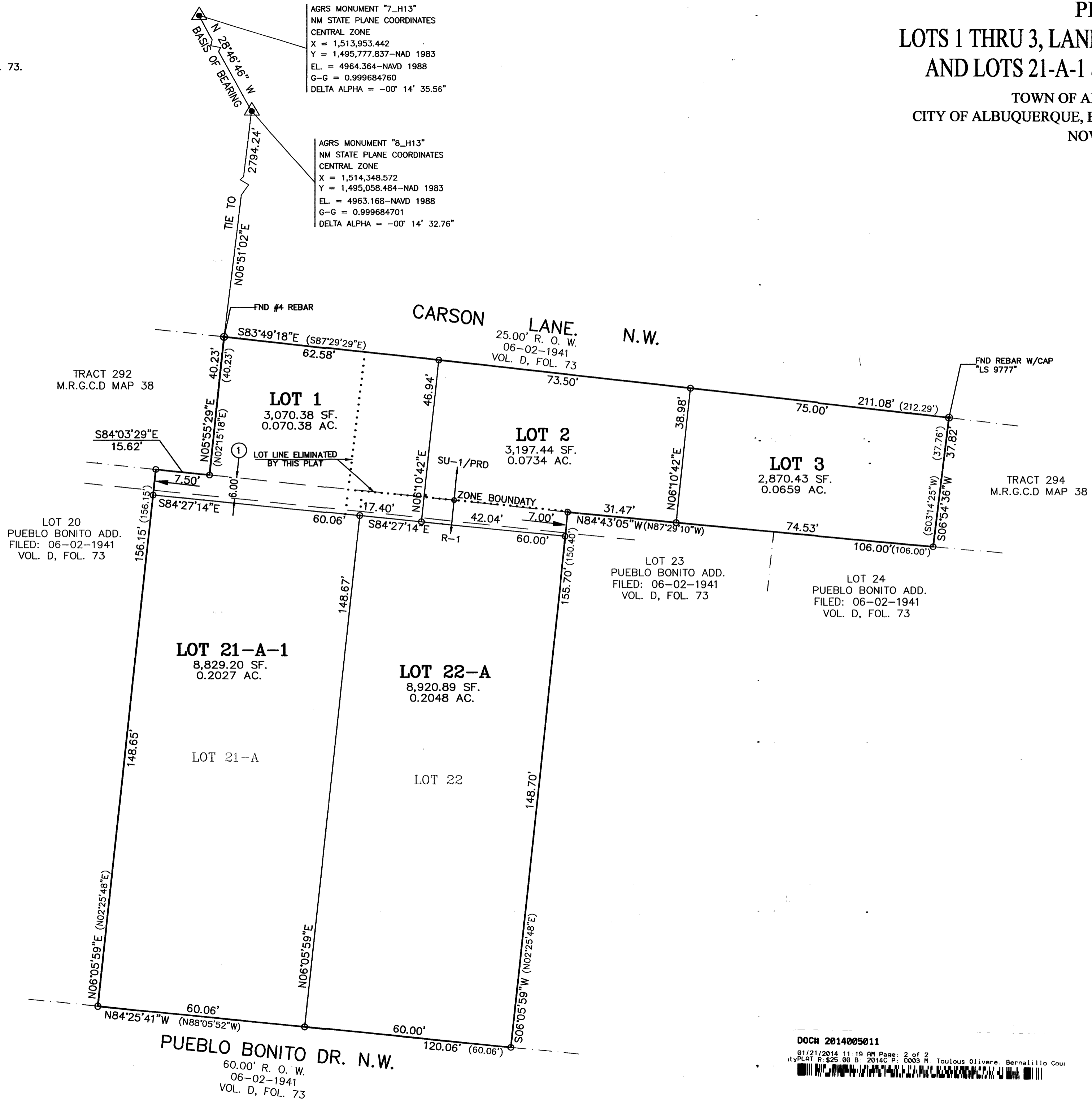
TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2013

EASEMENTS:

- ① EXISTING 6' DITCH EASEMENT.  
 FILED: 06/02/1941, VOL. D, FOL. 73.

AGRS MONUMENT "7\_H13"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 1,513,953.442  
 Y = 1,495,777.837-NAD 1983  
 EL. = 4964.364-NAVD 1988  
 G-G = 0.999684760  
 DELTA ALPHA = -00° 14' 35.56"

AGRS MONUMENT "8\_H13"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 1,514,348.572  
 Y = 1,495,058.484-NAD 1983  
 EL. = 4963.168-NAVD 1988  
 G-G = 0.999684701  
 DELTA ALPHA = -00° 14' 32.76"



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 City: PLAT R-325-00 B: 2014C P: 0083 N Toulous Olivere, Bernalillo Cou

THE SURVEY OFFICE, LLC  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102