

CITY OF ALBUQUERQUE ZONE ATLAS SHEET J-14-Z

NOT TO SCALE

LEGAL DESCRIPTION:

ACERTAIN TRACT OF LAND IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO LYING WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. AND BEING THE EASTERLY PORTION OF TRACT NO. 37-A OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 37, SHOWN ON THE REAL ESTATE CONTRACT NO. 21454 EXECUTED ON MAY 12, 1961 AND FILED FOR RECORD ON MAY 15, 1961 IN BOOK D-594 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 473 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 37-A BEING A POINT IN THE NORTH LINE OF GOMEZ AVE NE, A TIE TO NEW MEXICO STATE HIGHWAY COMMISSION CONTROL POINT NO. "NM47-13" BEARS NORTH 19°42'03" WEST, 4047.24 FEET; THENCE ALONG SAID NORTH LINE GOMEZ AVE NE

- 1ST: NORTH 86°17'41" WEST, 175.96 FEET TO A POINT IN THE EASTERLY LINE OF THAT PORTION OF SAID TRACT 37-A DESCRIBED IN DOCUMENT NO. 77-48124; THENCE ALONG SAID EASTERLY LINE
- 2ND: NORTH 08°07'32" EAST, 102.73 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT NO. 37-A; THENCE ALONG SAID NORTHERLY LINE
- 3RD: SOUTH 86°12'28" EAST, 174.37 FEET TO THE EASTERLY LINE OF SAID TRACT 37-A; THENCE ALONG SAID EASTERLY LINE
- 4TH: SOUTH 07°15'00" WEST, 102.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS A CALCULATED AREA OF 0.4120 ACRES (17,906.2 SQUARE FEET).

NOTE: THIS PROPERTY WAS FIRST DESCRIBED IN REAL ESTATE CONTRACT NO. 21454 EXECUTED ON MAY 12, 1961 AND FILED FOR RECORD ON MAY 15, 1961 IN BOOK D-594 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 473.

PLAT OF THE
LOTS 1, 2 AND 3
LANDS OF ANGIE M. GALLEGOS
 EASTERLY POR. OF TRACT 37-A
 M.R.G.C.D. PROPERTY MAP NO. 37
 SEC. 17, T. 10 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE
 COUNTY OF BERNALILLO, STATE OF NEW MEXICO
 JULY, 2003

APPROVALS:

DRB PROJECT NO. 1002660
 APPLICATION NO.

[Signature]
 CITY OF ALBUQUERQUE SURVEYOR

8-28-03
 DATE

TRAFFIC ENGINEERING _____ DATE _____

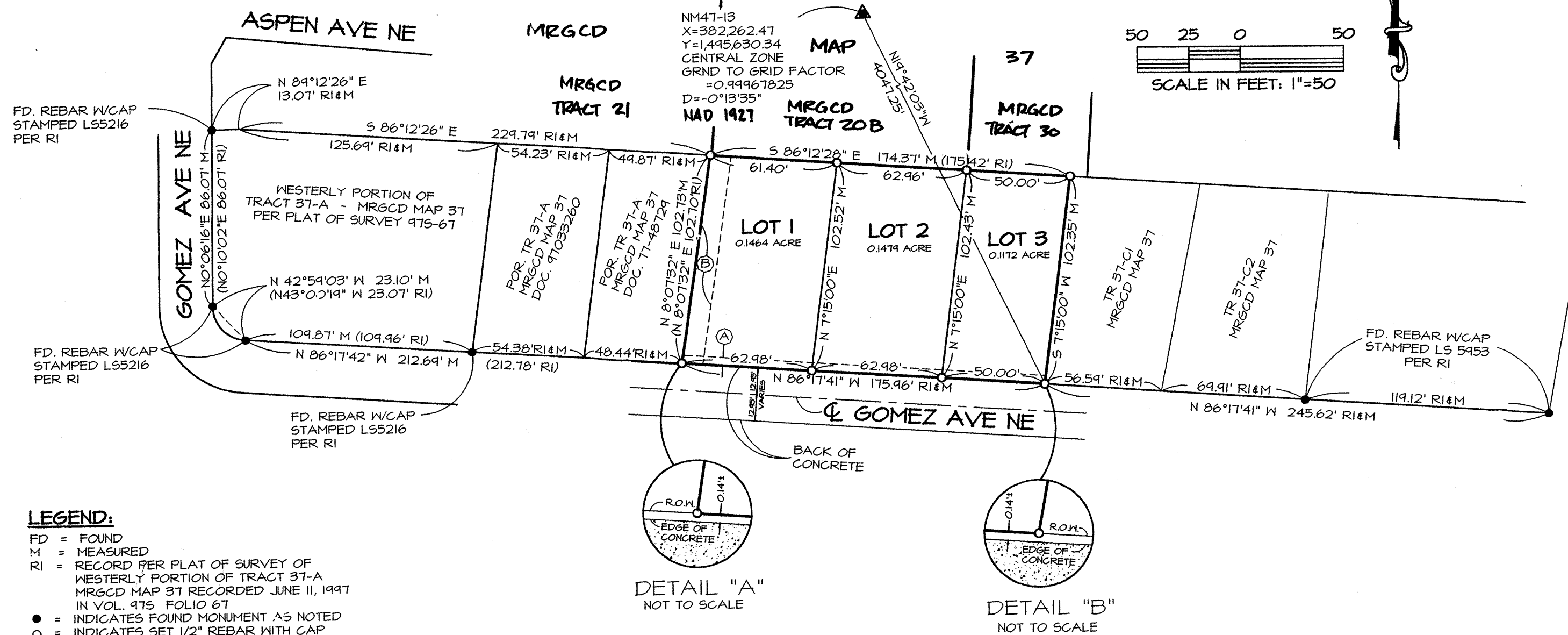
PARKS AND RECREATION _____ DATE _____

UTILITY DEVELOPMENT DIV., P.W.D. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY OF ALBUQUERQUE PLANNING DEPT. _____ DATE _____



LEGEND:

- FD = FOUND
- M = MEASURED
- RI = RECORD PER PLAT OF SURVEY OF WESTERLY PORTION OF TRACT 37-A MRGCD MAP 37 RECORDED JUNE 11, 1947 IN VOL. 975 FOLIO 67
- = INDICATES FOUND MONUMENT AS NOTED
- = INDICATES SET 1/2" REBAR WITH CAP STAMPED "LS 7472"

EASEMENTS:

- (A) 4' WIDE EASEMENT FOR STREET MAINTENANCE PURPOSES GRANTED BY THIS PLAT. EASEMENT REQUESTED BY CITY OF ALBUQUERQUE TRANSPORTATION DEVELOPMENT.
- (B) 10' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES (EXISTING POWER LINES) APPARENT EASEMENT. RESEARCH WITH PNM DID NOT DISCLOSE RECORD DOCUMENT.

PLAT NOTES:

- 1 BEARINGS ARE GRID BASED ON NEW MEXICO STATE HIGHWAY COMMISSION MONUMENTS "NM47-13" AND "KOAT TVTT".
- 2 DISTANCES ARE GROUND DISTANCES.
- 3 DATE OF SURVEY: JUNE 10, 2003
- 4 CITY OF ALBUQUERQUE ZONE ATLAS SHEET J-14-Z
- 5 TOTAL NUMBER OF EXISTING LOTS: 1
- 6 TOTAL NUMBER OF LOTS CREATED: 3
- 7 GROSS AREA: 0.4120 ACRES (17,906.25 SQ. FT.)
- 8 CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ALBUQUERQUE.
- 9 THAT 4' WIDE EASEMENT FOR STREET MAINTENANCE PURPOSES SHOWN HEREON IS GRANTED BY THIS PLAT.
- 10 TADOC LOG No. 2003350833

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS THE DIVIDE THAT PORTION OF TRACT 37-A OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 37 AS SHOWN HEREON INTO 3 LOTS.

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS AND/OR PROPRIETORS OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAT AS THEIR PLAN OF SUBDIVISION AND ALSO STATE THAT THEY FREELY CONSENT TO THE MAKING AND RECORDING OF THIS PLAT. THEY ALSO HEREBY GRANT THE EASEMENT FOR STREET MAINTENANCE PURPOSES AS SHOWN HEREON.

Angie M Gallegos
 ANGIE M. GALLEGOS, OWNER

ACKNOWLEDGMENT:

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-20 2003
 BY ANGIE M. GALLEGOS.
 MY COMMISSION EXPIRES: 7-03-06
May E Arguelles
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, JOAQUIN ARGUELLES, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THAT IT COMPLIES WITH THE ENGINEERING STANDARDS AS ESTABLISHED BY THE STATE BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joaquin Arguelles Jr
 JOAQUIN ARGUELLES JR, N.M.P.S 7472
 REGISTERED PROFESSIONAL LAND SURVEYOR
 8-20-03
 DATE

PHONE: (505)975-0998

JAKE ARGUELLES, JR., P.L.S.
 LAND SURVEYING

NEW MEXICO - CALIFORNIA - NEVADA
 2912 SAN YGNACIO RD. SW - ALBUQUERQUE, NM 87121