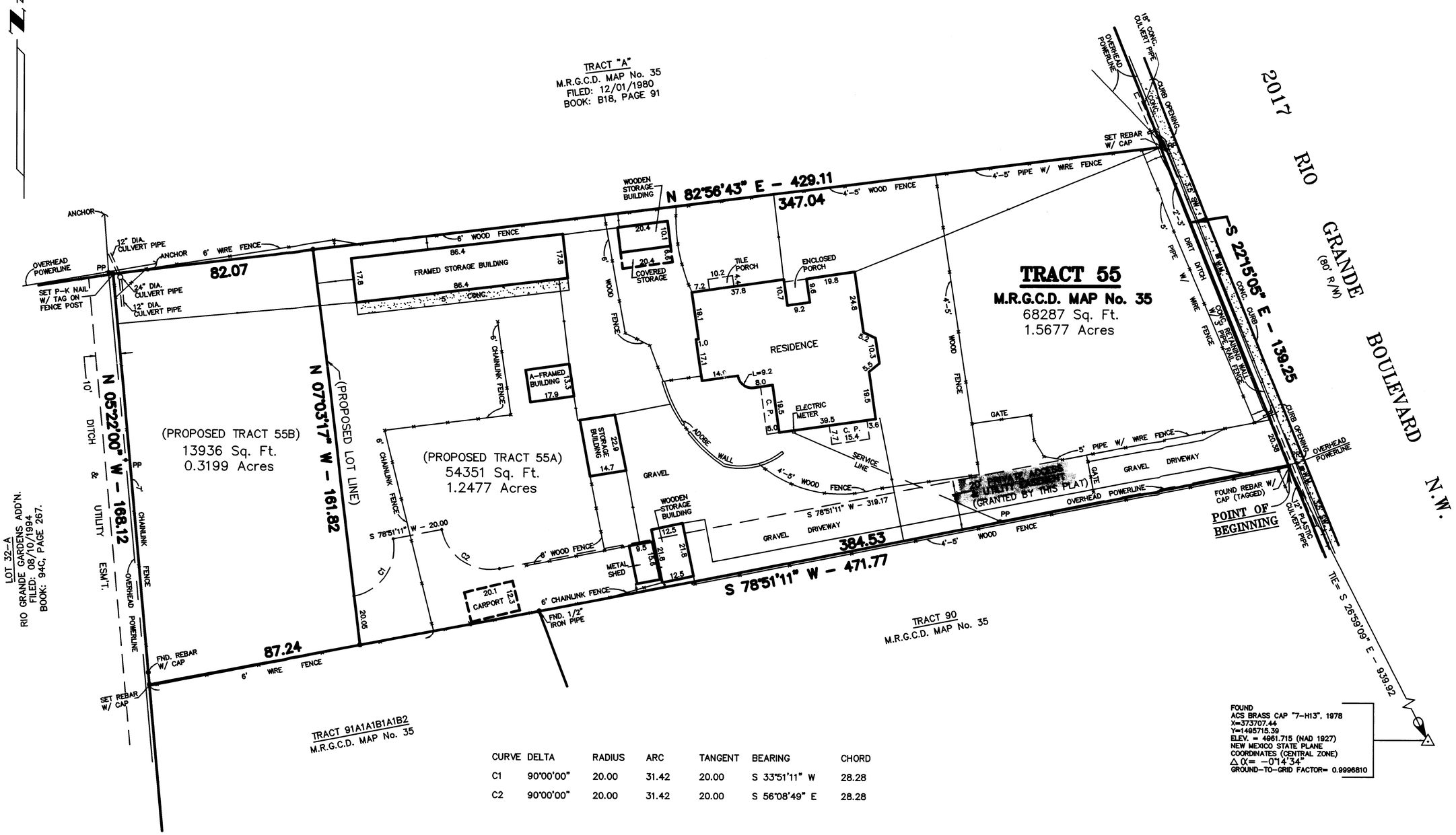
TALOS LOG No.

# PLAT OF
# TRACT 55
# M.R.C.G.D. MAP No. 35
ALBUQUERQUE, NEW MEXICO
MAY, 2003

30 0 30 60 90 Feet

SCALE: 1" = 30'



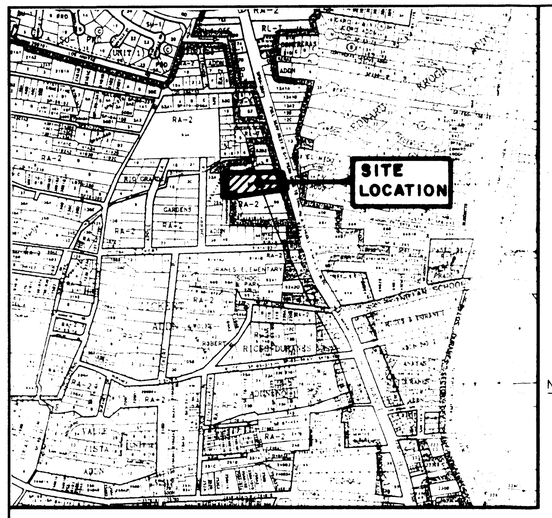

| CURVE | DELTA | RADIUS | ARC | TANGENT | BEARING | CHORD |
|---|---|---|---|---|---|---|
| C1 | 90°00'00" | 20.00 | 31.42 | 20.00 | S 33°51'11" W | 28.28 |
| C2 | 90°00'00" | 20.00 | 31.42 | 20.00 | S 56°08'49" E | 28.28 |

SHEET 2 OF 2


**HALL SURVEYING CO.**
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87112
PHONE: (505) 292 6727


CLIENT: CASSANDRA BETSWORTH

DRAWINGS\LS-747\LS-747.DWG




# VICINITY MAP

ZONE MAP: H-13-Z (CITY)

TALOS LOG No.

# PLAT OF
# TRACT 55
# M.R.C.G.D. MAP No. 35

ALBUQUERQUE, NEW MEXICO
MAY, 2003

## SUBDIVISION DATA

1. D.R.B. NO. _____
2. Zone Atlas Index No. H-13-Z
3. Gross Subdivision Acreage 1.5677 Acres
4. Number of Lots existing 1
5. Number of Lots created 2
6. No streets were created or deleted by this Plat.

## NOTES:

1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS ( CENTRAL ZONE ) DISTANCES ARE GROUND.
2) SITUATE WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST.
3) PLAT OF RIO GRANDE GARDENS ADDITION, FILED: MARCH 14, 1951, VOL. C1, FOLIO 149.
4) PLAT OF LOT 32-A & LOT 35-A, RIO GRANDE GARDENS ADDITION, FILED: AUGUST 10, 1994, VOL. 94C, FOLIO 267.
5) REPLAT OF TRACT 56, M.R.G.C.D. MAP 35, FILED: DECEMBER 1, 1980, VOL. B18, FOLIO 91.
6) ALTA/ACSM LAND TITLE SURVEY OF TRACT 90, M.R.G.C.D. MAP 35, BY: CHARLES T. SCANNELL.
7) WARRANTY DEED TRACT 55, M.R.G.C.D. MAP 35, PAGE 5869, DOCUMENT NO. 94068713, BEARINGS AND DISTANCES IN PARENTHESIS ARE PER WARRANTY DEED.

## EASEMENTS:

1. This Plat shows all applicable easements set forth on Commitment for Title Insurance File No. , dated , , furnished by

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
a. PNM Services for the installation, maintainance and services of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
b. PNM Gas Services for installation, maintanance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
c. U.S. West for the installation, maintainance and service of all buried and aerial communications services, including, but not limited to, above ground pedistals and closures.
d. Jones Intercable for the installation, maintainance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV Services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purpose described above, together with free access to, from and over said easements, including sufficient working area space for electric transformers, with the right and priviledge to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No buildings, signs, pool (above ground or subsurface), hot tub, concrete or wooden decking, or other stucture shall be erected or constucted on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations adjacent to, within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC# _____
PROPERTY OF RECORD

_____
BERNALILLO COUNTY TREASURER'S OFFICE

_____

## DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 55 INTO 2 TRACTS.

## DESCRIPTION

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT NO. 55 ON M.R.G.C.D. MAP NO.35 AND BEING MORE PARTICULARLY DESCRIBED BY MEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD. N.W.; WHENCE, A.C.S.M. "7-H13" BEARS S 20°55'26" E, 939.92 FEET; THENCE, S 84°54'54" W, 471.77 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N 00°41'43" E, 168.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, N 89°00'26" E, 429.11 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD. N.W.; THENCE, S 16°11'22" E , 139.25 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE RIO GRANDE BLVD. N.W. TO THE POINT OF BRGINNING. CONTAINING 1.5677 ACRES MORE OR LESS.

STATE OF _____ )
) SS
COUNTY OF _____ )

On this_____day of_____2003, the foregoing instrument was acknowledged before me by _____

_____

My commission expires_____ _____
Notary Public

## FREE CONSENT AND DEDICATION

Now platted as Tract "55", M.R.G.C.D. MAP No. 35, heron described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) therof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees, and do hereby dedicate right of way to the city of Albuquerque in fee simple with warranty covenants.

_____
Date

_____ _____ APPROVED AND ACCEPTED BY:
Subdivision No.

_____
Planning Director Date

_____
City Engineer Date

_____
A.M.A.F.C.A. Date

_____
Public Works Dept. Utility Development Division Date

_____
Transportation Development Date

_____
Parks & Recreation Date

_____
Planning Section, CIP Date

_____
City Surveyor Date

_____
Public Service Company of New Mexico Date

_____
P.N.M. Gas Services Date

_____
Comcast Intercable Date

## SURVEYOR'S CERTIFICATION:

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,042, do hereby certify that this plat was prepared by me or under my supervision, shows all visible easements and all easements of record set forth on Commitment for Title Insurance File No.
dated: , furnished by , meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

_____
Preston E. Hall Date

SHEET 1 OF 2

**HALL SURVEYING CO.**
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87112
PHONE: (505) 292 6727

CLIENT: CASSANDRA BETSWORTH
DRAWINGS\LS-747\LS-747.DWG