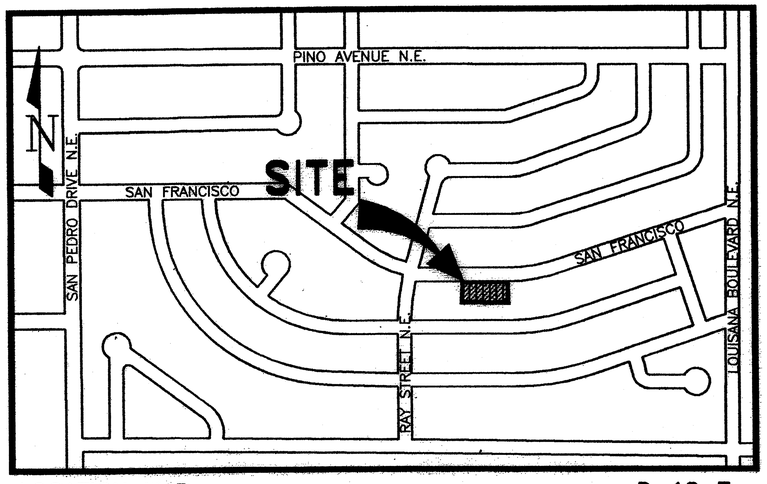
PLAT
OF
LOT 16-A & 17-A, BLOCK 5
JADE PARK MOBILE HOME SUBDIVISION
WITHIN THE ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 24, T. 11 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY
SEPTEMBER 2009



LOCATION MAP NOT TO SCALE **D-18-Z**

SUBDIVISION DATA

1. Plat Case No's _____ Project # 1005094 Case #
2. Zone Atlas No. D-18-Z
3. Gross Lot Acreage 1.0220± AC.
4. Original Number of Lots 2
5. Number of Lots Created 2
6. TALOS LOG #2009371152
7. Miles of full width street created 0.00 MILE±

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

INDEXING INFORMATION FOR COUNTY OF BERNALILLO
LOTS 16 & 17, BLOCK 5 WITHIN THE ATRISCO GRANT BOUNDARY
OWNERS: RUTH WARR SUBDIVISION: JADE MOBILE HOME UNIT 6

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 16 AND 17 INTO LOTS 16-A AND 17-A JADE PARK MOBILE HOME

REFERENCES

① PLAT OF JADE PARK MOBILE PARK, UNIT 6
FILED 04/21/69, BOOK C7, PAGE 56

EASEMENTS

THIS PLAT SHOWS EXISTING EASEMENT THAT ARE SHOWN ON THE RECORDED PLAT OF GRANDE HEIGHTS ADDITION.

NOTES

1. ALBUQUERQUE CONTROL STATION "10-D18 1978" NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=1,515,749.916 Y=1,545,122.187 GROUND TO GRID FACTOR=0.9996659710 DELTA ALPHA=(-)00°11'01.11" NAD 1983
2. ALBUQUERQUE CONTROL STATION "2-B18" NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=1527773.892 Y=1545060.839 GROUND TO GRID FACTOR=0.999661497 DELTA ALPHA=(-)00°11'02.35" NAD 1983
3. FIELD SURVEY PERFORMED JUNE 2009.
4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM ACS "10-D18 1978" TO ACS "2-B18", BEARING=N 00°17'32" W
5. ALL DISTANCES ARE GROUND DISTANCE. UNLESS OTHERWISE NOTED.

PNM AND ELECTRIC GAS SERVICES:

IN APPROVING THIS PLAT, PNM ELECTRIC AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

LEGAL DESCRIPTIONS

CERTAIN TRACT OF LAND WITHIN THE ELENA GALLEGAS GRANT ALSO BEING A PORTION OF SECTION 24, T.11N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS 16 AND 17, BLOCK 5, JADE PARK MOBILE HOME SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED APRIL 21, 1969, MAP BOOK C7, PAGE 56, RESPECTIVELY, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND NOW COMPRISING LOT 16-A, AND 17-A, BLOCK 5, JADE PARK MOBILE HOME SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE U.S.G.S. SURVEY CONTROL MONUMENT "10-D18 1978" MONUMENTED WITH 3 INCH BRASS CAP, FROM WHENCE A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "2-B18" MONUMENTED WITH A 3.25 INCH ALUMINUM CAP BEARS N 00°17'32" W, A DISTANCE OF 12,028.21 FEET(GROUND);
THENCE N 82°05'31" W, A DISTANCE OF 889.18 FEET TO THE POINT OF BEGINNING;
THENCE S 01°53'23" E, A DISTANCE OF 80.00 FEET;
THENCE N 89°38'35" W, A DISTANCE OF 91.42 FEET;
THENCE N 88°52'06" W, A DISTANCE OF 95.00 FEET;
THENCE N 01°08'23" E, A DISTANCE OF 80.00 FEET;
THENCE S 88°52'06" E, A DISTANCE OF 139.64 FEET;
THENCE 42.56 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 03°01'45" AND A CHORD OF 42.56 FEET, BEARING N 89°37'02" E TO THE POINT OF BEGINNING;
SAID DESCRIBED TRACT CONTAINING 0.3376 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION STATEMENT

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 7-A AND 7-B OF GRANDE HEIGHTS ADDITION, WITHIN THE ELENA GALLEGOS GRANT, SECTION 24, T.10N., R.2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, WARRANTS SHE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND BEING SUBDIVIDED.

Ruth Warr
RUTH WARR, OWNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME 2009
THIS 28th DAY OF Sept, 2009, BY: Ruth Warr

Ruth Warr 9/28/09
RUTH WARR, OWNER DATE

OFFICIAL SEAL
LEE ANN MONTANO
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires:

Lee Ann Montano
NOTARY PUBLIC
MY COMMISION EXPIRES 8/19/2012

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

_____

_____

_____
BERNALILLO COUNTY TREASURER DATE

CITY APPROVALS:

10-2-09
CITY SURVEYOR

REAL PROPERTY DIVISION

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

UTILITY COMPANY APPROVALS

PNM ELECTRIC SERVICES

NEW MEXICO GAS COMPANY

QWEST TELECOMMUNICATIONS

COMCAST

NEW MEXICO UTILITIES

SURVEYOR'S CERTIFICATION:

I, CLYDE J. KING, A DULY REGISTERED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR CONDUCTED UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

CLYDE J. KING NEW MEXICO 13979 REGISTERED PROFESSIONAL SURVEYOR

9-23-09
CLYDE J. KING, NMPS #13979 DATE

RHOMBUS
Rhombus Consulting, P.C.
2620 San Mateo Blvd. N.M.
Suite B
Albuquerque, NM 87110
Tel 505.881.6690
Fax 505.881.6896
info@rhombuspc.com
www.rhombuspc.com

SHEET 1 OF 2

JOB NO.: 09-C-1-281

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JADE PARK MOBILE HOME SUBDIVISION

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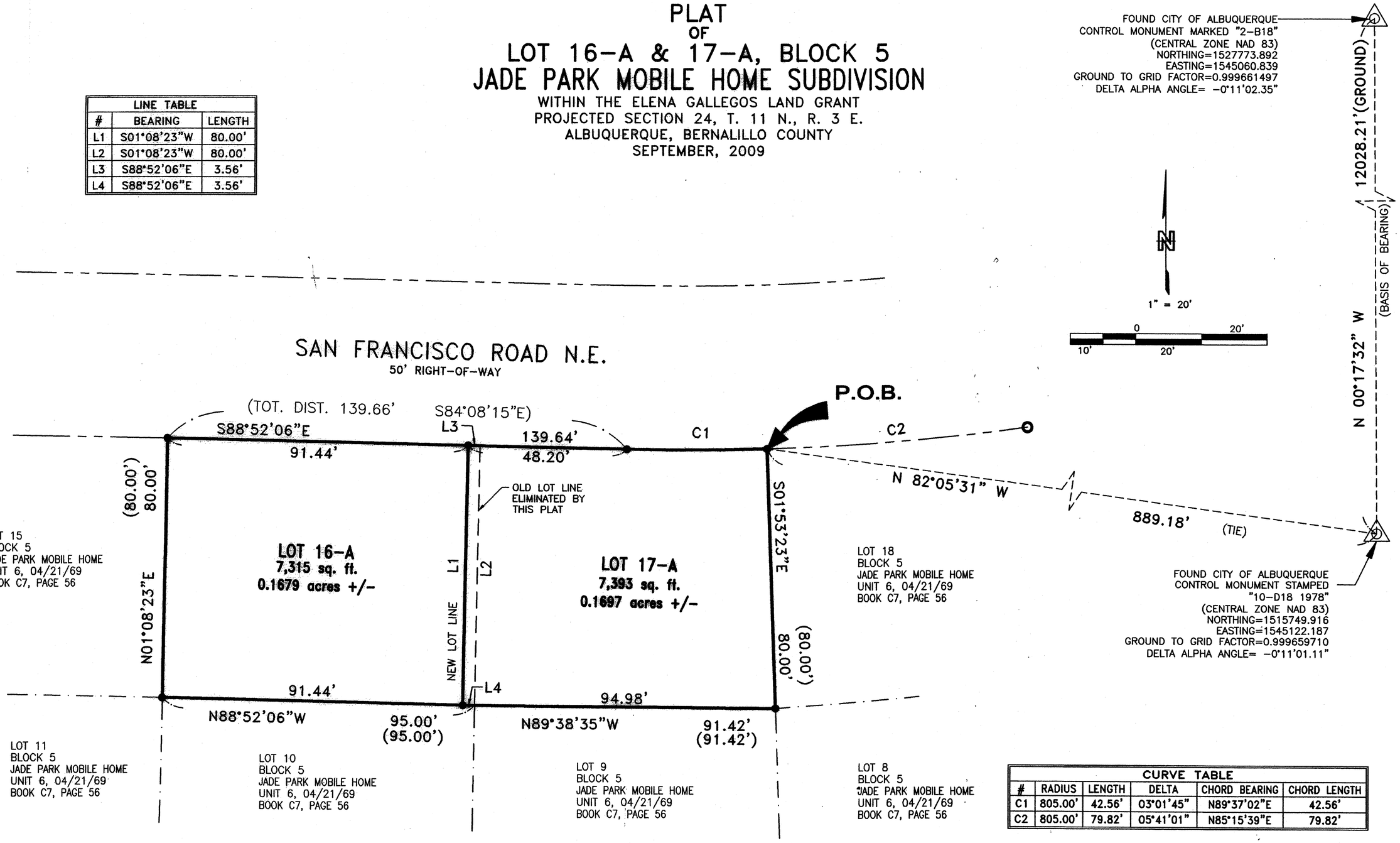
LINE TABLE		
#	BEARING	LENGTH
L1	S01°08'23"W	80.00'
L2	S01°08'23"W	80.00'
L3	S88°52'06"E	3.56'
L4	S88°52'06"E	3.56'



CURVE TABLE					
#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	805.00'	42.56'	03°01'45"	N89°37'02"E	42.56'
C2	805.00'	79.82'	05°41'01"	N85°15'39"E	79.82'

NOTES

1. NO PROPERTY WITHIN THE AREA OF THIS 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 THE PLAT.

LEGEND

- ○ FOUND 1/2" REBAR w/NO CAP
- ● SET 1/2" REBAR AND PLASTIC CAP LS 13979

NOTE:
(RECORD DIMENSIONS IN PARENTHESES)

RHOMBUS

Rhombus
Consulting, P.C.
2620 San Mateo Blvd. N.M.
Suite B
Albuquerque, NM 87110

Tel 505.881.6690
Fax 505.881.6896
info@rhombuspc.com
www.rhombuspc.com

SHEET 2 OF 2

JOB NO.: 09-C-1-281