

VICINITY MAP (H-17-Z) NOT TO SCALE

SUBDIVISION DATA

Zone Atlas No: H-17-Z
 Gross Acreage: 0.6519 Acre ±
 Total No. of Existing Lots: Four (4)
 Total No. of Proposed Tracts: One (1)
 Total Mileage of Streets created: -0-
 Existing Zoning: C-2 (Community Commercial Zone)
 U.P.C. No: 101705921023531309
 Talos Log No: 2003393034
 Date of Survey: September 2003

PLAT OF
 LOT 9-A, BLOCK 11
 REVISED PLAT OF
 TIMOTEO CHAVEZ ADDITION
 CITY OF ALBUQUERQUE
 SEC. 11, T10N., R3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003

CITY APPROVALS: _____

PROJECT NO.: _____

APPLICATION NO.: _____

Jan Tal 10-23-2003
 City Surveyor Date

Traffic Engineering _____ Date

Parks Recreation _____ Date

Utility Development Division _____ Date

Real Property Division _____ Date

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

City Engineer _____ Date

APPROVED AND CONDITIONAL ACCEPTANCE as specified by
 The Albuquerque Subdivision Ordinance, Article XIV of Chapter XIV of
 The Revised Ordinances of Albuquerque, New Mexico 1994.

City Planner - Albuquerque, New Mexico _____ Date

UTILITY APPROVALS

Leah S. Murt 10-23-03
 PNM Electric Services Division Date

Leah S. Murt 10-23-03
 PNM Gas Services Division Date

David R. Muller 10-23-03
 Qwest Date

Rita E. Eisele 10-24-03
 Comcast Date

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

- 1) PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures and related facilities reasonably necessary to provide electrical services.
- 2) PNM Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 3) Qwest for the installation, maintenance, and service of all buried and aerial communication lines and other equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- 4) Comcast for the installation, maintenance, and service of such lines, cables, 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 purposes described above, together with free access to, and over said easement(s), include sufficient working area space for electrical transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easements or easement rights which may have been granted by prior plat, replat or document, except those indicated on this plat.

FREE CONSENT STATEMENT

The replat hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) does hereby grant any and all easements as may be created by this plat and said owner(s) and proprietor(s) do hereby represent that they are authorized to so act.

Owners and Proprietors
 Lot 9-A, Block Eleven (11)

Upah Ltd Partnership Steve Upah general partner
 Steve Upah - Upah Family Limited Partnership

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 17 day of October, 2003, before me a notary public in and for said County and State, personally appeared Steve Upah, on behalf of the Upah Family Limited Partnership, to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Notary Public
S. 16. 2007
 My Commission Expires

DISCLOSURE STATEMENT

The purpose and intent of the plat is to create a one (1) lot subdivision from four (4) existing lots.

SURVEYOR'S CERTIFICATE

I, David R. Kraemer, New Mexico Registered Professional Land Surveyor No. 4577, licensed and registered under the Laws of the State of New Mexico, do hereby certify that the plat was prepared under my direct supervision, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief and meets the Minimum Requirements of Land Surveys as set forth by the State of New Mexico.

David R. Kraemer 10-16-03
 David R. Kraemer, N.M.R.L.S. No. 4577 Date



LEGAL DESCRIPTION

A certain parcel of land situate in the City of Albuquerque, Bernalillo County, New Mexico, within Section 11, Township 10 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.) being and comprising Lots numbered Six (6), Seven (7), Eight (8) and Nine (9) in Block numbered Eleven (11) of THE REVISED PLAT OF TIMOTEO CHAVEZ ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 29, 1949 (C-159).

GENERAL NOTES / REFERENCES

- 1) Bearings as shown hereon are Grid Bearings based on City of Albuquerque Central Station (A.C.S.) "9-H17" (NAD 1927) a 3-1/4" Aluminum Tablet in place, New Mexico State Plane Coordinates (N.M.S.P.), Y=1,495,110.71, X=396,843.11, Ground to Grid Factor = 0.99966457, Delta Alpha = -0011'54", Azimuth Data, A.C.S., Station "8-H17".
- 2) All distances are ground distances.
- 3) Unless otherwise indicated all property corners are set with No. 5 rebars 18" in length with a yellow cap stamped R.H.C., L.S. No. 4588, set flush with existing ground.
- 4) Recorded / deeded information shown in parenthesis. Field measurements / calculated field data is indicated by bold print, unless otherwise indicated.
- 5) No right-of-way has been affected by this platting action, either by dedication and/or vacation.
- 6) Plat entitled "Revised Plat of TIMOTEO CHAVEZ ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on the 29th day of June 1949 (C-159).

TREASURER'S CERTIFICATE

This is to certify that the taxes are current and paid on: _____
 U.P.C. #: _____
 Property owner(s) of record: _____
 Bernalillo County Treasurer's Office: _____
 By: _____ Date: _____
 For: _____

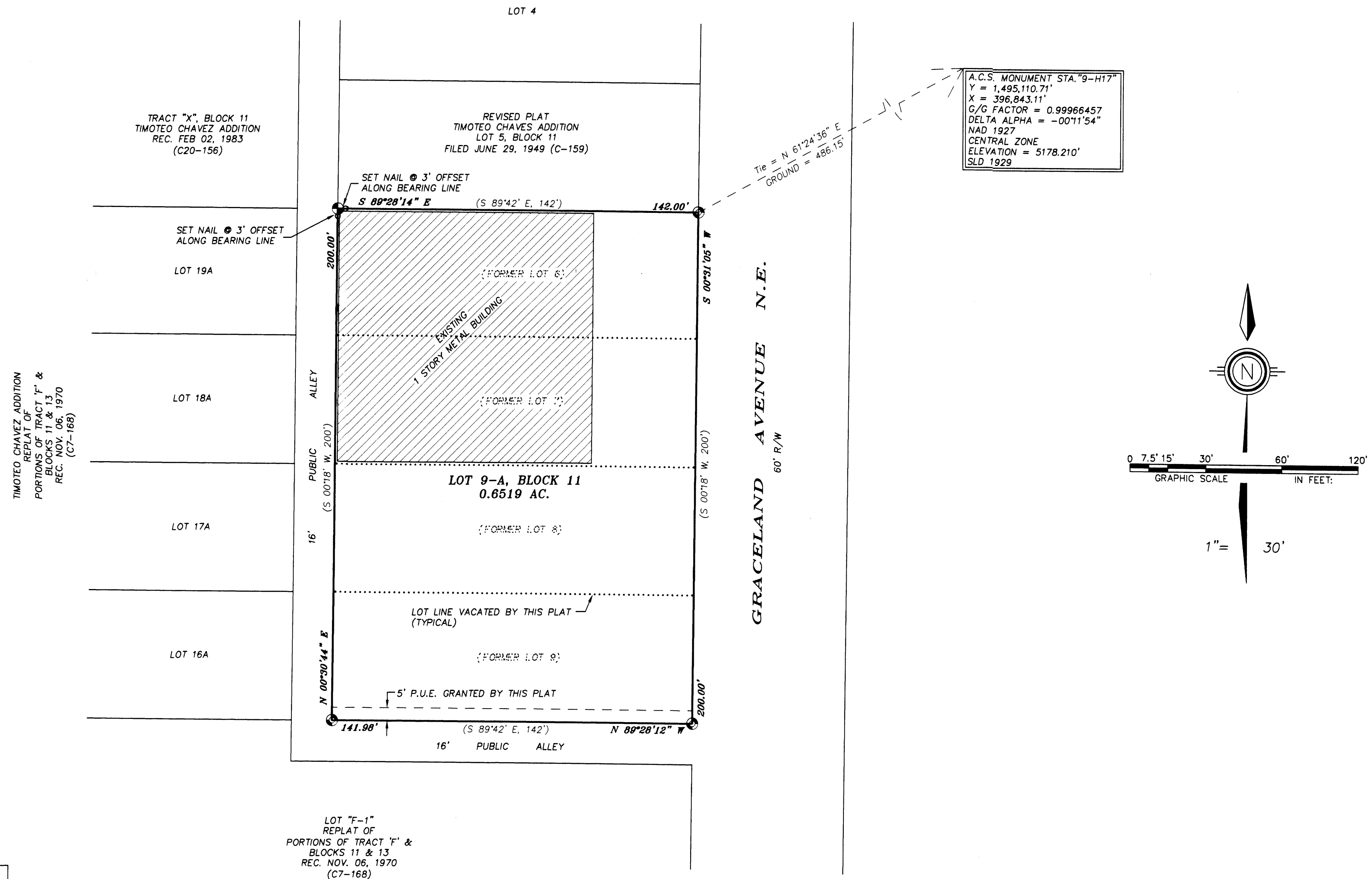
DATE: 9-23-03	DRAWN BY: J.H.
SHEET: 1 OF 2	CHECKED BY: R.H. JOB NO. 6513
REVISIONS:	REVISIONS:
REVISIONS:	REVISIONS:

PLAT OF
 LOT 9-A, BLOCK 11
 REVISED PLAT OF
 TIMOTEO CHAVEZ ADDITION
 CITY OF ALBUQUERQUE
 SEC. 11, T10N., R3E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003

LEGEND

- ⊙ INDICATES FOUND #4 REBAR
- ⊕ INDICATES CALCULATED CORNER (UNABLE TO SET)



DATE: 9-23-03	DRAWN BY: J.H.
SHEET: 2 OF 2	CHECKED BY: R.H. JOB NO. 6513
REVISIONS:	REVISIONS:
REVISIONS:	REVISIONS: