THE PURPOSE OF THIS PLAT IS TO CREATE THREE NEW TRACTS FROM TWO EXISTING TRACTS AND REPLAT ONE EXISTING LOT AND TO GRANT A TWENTY-TWO (22) FOOT WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

— 2003072373

LOT DATA:

S.P. TALOS LOG_

CASE NO_ **GROSS LOT ACREAGE 5-A** _1.24 ACRE ZONE ATLAS INDEX NO. .F-13-Z NO. OF EXISTING TRACTS NO. OF EXISTING LOTS NO. OF LOTS CREATED _ NO. OF TRACTS CREATED_ MILES OF FULL WIDTH STREETS CREATED ___0

DISCLOSURE STATEMENT

SKETCH PLAT OF TRACTS "A", "B" & "C", DELROSE PLACE AND LOT 26R-I, LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACT 144-B-1 AND A PORTION OF M.R.G.C.D. TRACT 145A AND LOT 26R OF THE LUKE ADDITION M.R.G.C.D. MAP NO. 31 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

F:\N606-02-60(G<u>ARCIA</u> P<u>LAT)\DWG\PLAT.DWG</u>

JANUARY, 2004

... N606-02-60

1" = 40'TWP/JAK

KRH

community

ENGINEERING SURVEYING Corrales, N.M. 87048

sciences' corporation

X - 375441.56 Y - 1506688.54 GRD-GRID - 0.99967997 Δ - 00'14'23" (NAD 1927) CENTRAL ZONE SAN MARTIN PLACE N.W. (APPARENT 20'± R/W, NO RECORD) [N74.25'W] (S74.04'51"E) 74.09'27"E ACS CONTROL STATION "6-G13A RESET X - 375498.02 Y - 1500656.54 TRACT A 16,550 sq.ft. LEGEND 0.38 acres FND MONUMENT AS NOTED FND CONTROL MONUMENT AS NOTED SET 5/8" REBAR WITH 2" ALUMINUM CAP HOUSE STAMPED "CSC PS 12651" YARD SHED TRACT B 13,043 sq.ft. 0.30 acres [S88'04'W] [53.70'] (N89°06'33"E) (53.50') N8913'54"E (39.50') N20*47'23"E~ -N86**'**46'25"W [S19'48'W] [78.25'] 53.62 39.50 16.03 NO. 5 (N86'44'07"W) (N86'44'07"W) (N86'44'07"W) (N86'44'07"W) (N86'44'07"W) (N86'44'07"W) (N86'44'07"W) LUI 578 LUKE VDDILIAN (10/27/49; PROPERTY VIII., C, FILTH 166). **ELIMINATED** TRACT C 16,653 sq.ft. 0.38 acres TRACT 145A-2 WARRANTY DEED 50,00.57 FND 3/4" PIPE (01/31/81;REE LS EXIST. OC. NO. 81-3446) HOUSE [114.65'] 114.28'] 57 N80°28'47"W (N80·34'02"W) 154.89 (154.60') -FND NO. 4 REBAR W/CAP LS# 11463 LOT 26R-1 0.18 acres S61.05.28"E - MILLER CIRCLE NW LOT 25R LUKE ADDITION (10/27/49) VΠL. C, ΕΠΙΠ 166Σ SCALE: I"= 40' L=19.86' SHEET 1 OF 1

ACS CONTROL STATION "14-F13"

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV

E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

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, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC 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 (ABOVE GROUND 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

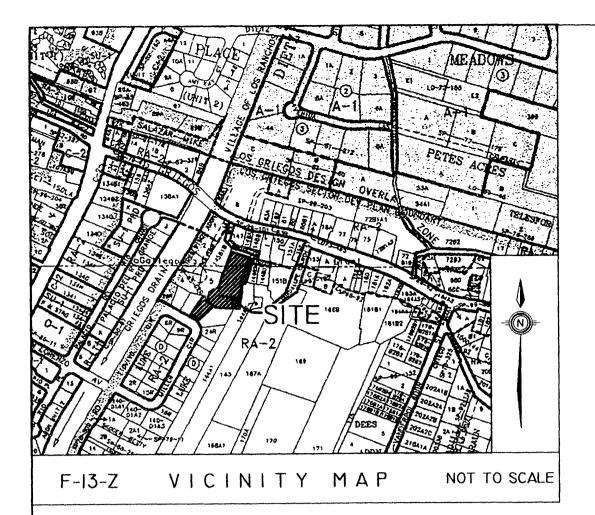
SURVEY NOTES:

- 1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "14-F13" AND "6-G13A RESET". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.9996797.
- 2. BEARINGS AND DISTANCES IN PARENTHESES () PER PRELIMINARY SEITZ PLAT DATED 12/22/92.
- 3. BEARINGS AND DISTANCES IN BRACKETS [] PER QUITCLAIM DEED RECORDED 03/26/81 AS DOCUMENT NO. 81-15601.
- 4. BEARINGS AND DISTANCES IN BRACKETS { } PER WARRANTY DEED RECORDED 03/25/87 AS DOCUMENT NO. 87-29961.

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NÉW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

MARIO GARCIA: OWNER TRACTS 145A AND 145B-1
(hosh M) 5006 July 15, 7008
ANGELA CARCIA: OWNER, TRACTS 145A AND 145B-1 DATE
BASIL WILSON: OWNER, LOT 26R AND TRACT 145A-2 DATE
FANCETA WLSON: OWNER, LOT 26R AND TRACT 145A-2 DATE
STATE OF NEW MEXICO) SS
ACKNOWLEDGED BEFORE ME THIS DAY OF 2008, BY MARIO GARCIA
BY: NOTARY PUBLIC
MY COMMISSION EXPIRES: WY COMMISSION EXPIRES:
STATE OF NEW MEXICO) SS
ACKNOWLEDGED BEFORE ME THIS DAY OF
BY ANGELA GARCIA
NOTARY PUBLIC SUSAN CONNOT
MY COMMISSION EXPIRES: 17208
STATE OF NEW MEXICO)SS COUNTY OF BERNALILLO)
ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JULY 2008,
BEN DOLL NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2001
STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) SS
ACKNOWLEDGED BEFORE ME THIS 10 DAY OF 111 2008. BY FANCETA WILSON
BY: JUDION NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2009

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW TRACTS FROM FOUR EXISTING TRACTS AND TO GRANT A TWENTY-TWO (22) FOOT WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT, AND A TWO (2) FOOT WIDE ACCESS EASEMENT WHICH ADJOINS SAN MARTIN PLACE, N.W. (A PRIVATE ROAD).

LEGAL DESCRIPTION

LOT 26R OF THE LUKE ADDITION AS SUCH IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1949 IN VOLUME C, FOLIO 166; TRACT 144B-1 AND TRACT 145A AS THE SAME ARE SHOWN ON M.R.G.C.D. MAP NO.31; AND INCLUDED WITHIN TRACT 145A, TRACT 145A-2 AS SHOWN ON THAT UNRECORDED SURVEY MAP BY CLEON LANGLEY, NMRLS NO. 5814, DATED JULY 10, 1979 AND CONVEYED BY WARRANTY DEED RECORDED MARCH 25, 1987 AS DOCUMENT NO. 87-29961, SITUATE WITHIN THE ELENA GALLEGOS GRANT, IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO: SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO.5 REBAR WITH CAP STAMPED "SEITZ PS8478" (HEREINAFTER IDENTIFIED AS A "SEITZ" MONUMENT) MARKING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM WHENCE ACS CONTROL STATION "14-F13" BEARS NO4*37'58"W. 1975.98 FEET:

RUNNING THENCE \$74'09'27"E, 116.55 FEET: THENCE \$35'12'12"E, 22.36 FEET: THENCE S17'09'07"W, 143.75 FEET TO A "SEITZ" MONUMENT; THENCE N86°46'25"W, 16.03 FEET TO A "SEITZ" MONUMENT; THENCE SO4'49'23"W, 155.78 FEET TO A "SEITZ" MONUMENT; THENCE N80°28'47"W, 154.89 FEET TO A 3/4" PIPE; THENCE S61'05'28"W, 104.84 FEET; THENCE 19.86 FEET ALONG A 60.00 FOOT RADIUS CURVE HAVING A DELTA OF 18'57'52" AND A CHORD WHICH BEARS N51'36'32"W, 19.77 FEET; THENCE N61°05'28"W, 35.00 FEET; THENCE N38°22'46"E, 138.74 FEET;

THENCE N89"3'54"E, 53.62 FEET; THENCE N15'34'33"E, 221.13 FEET TO THE

THENCE N20'47'23"E. 39.50 FEET:

THENCE S75'11'00"E, 9.38 FEET TO A 1/2" PIPE;

POINT OF BEGINNING.

CONTAINS 1,2415 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF

OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES. VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV

E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

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NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1983) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "14-F13" AND "6-G13A RESET". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS

2. BEARINGS AND DISTANCES IN PARENTHESES () PER PRELIMINARY SEITZ PLAT DATED 12/22/92.

3. BEARINGS AND DISTANCES IN BRACKETS [] PER QUITCLAIM DEED RECORDED 03/26/81 AS DOCUMENT NO. 81-15601.

4. BEARINGS AND DISTANCES IN BRACKETS { } PER WARRANTY DEED RECORDED 03/25/87 AS DOCUMENT NO. 87-29961

5. 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 THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT THE BEST OF MY KNOWLEDGE AND BELIEF. MAS W. D

THOMAS W. PATRICK NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



7.14.2008 DATE

PLAT OF

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2 AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31 AND LOT 26R OF LUKE ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2008

LOT DATA:			
PROJECT NO.	PROJ.#	1003188;	04DRB-01876
GROSS LOT ACRE	EAGE		_1.2415 ACRE
ZONE ATLAS INDE	EX NO		F-13-Z
NO. OF EXISTING	TRACTS .		3
NO. OF EXISTING	LOTS		1
NO. OF LOTS CRE	ATED		4
NO. OF TRACTS C			0
MILES OF FULL W	IDTH STR	EETS CREA	TED0
S.P. TALOS LOG_			- 2003072373

PROJECT NUMBER:	
PLAT APPROVALS:	and the three startes and the state of the s
UTILITY APPROVALS:	
PNM GAS AND ELECTRIC SPRVICES	DATE DATE
COMCAST CABLE	DATE
CITY APPROVAS 7-	18-08 DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURERS CERTIFICATION:

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

TR. 144B-1 & TR. 145B-2, M.R.G.C.D. MAP NO. 31 UPC# 1-013-061-243-137-3-05-70 PROPERTY OWNER OF RECORD: MARIO & ANGELA GARCIA LOT 26R. LUKE ADDITION UPC# 1-013-061-225-120-3-05-62 PROPERTY OWNER OF RECORD: BASIL & FANCETA WILSON

BERNALILLO COUNTY	TREASURER'S	OFFICE:

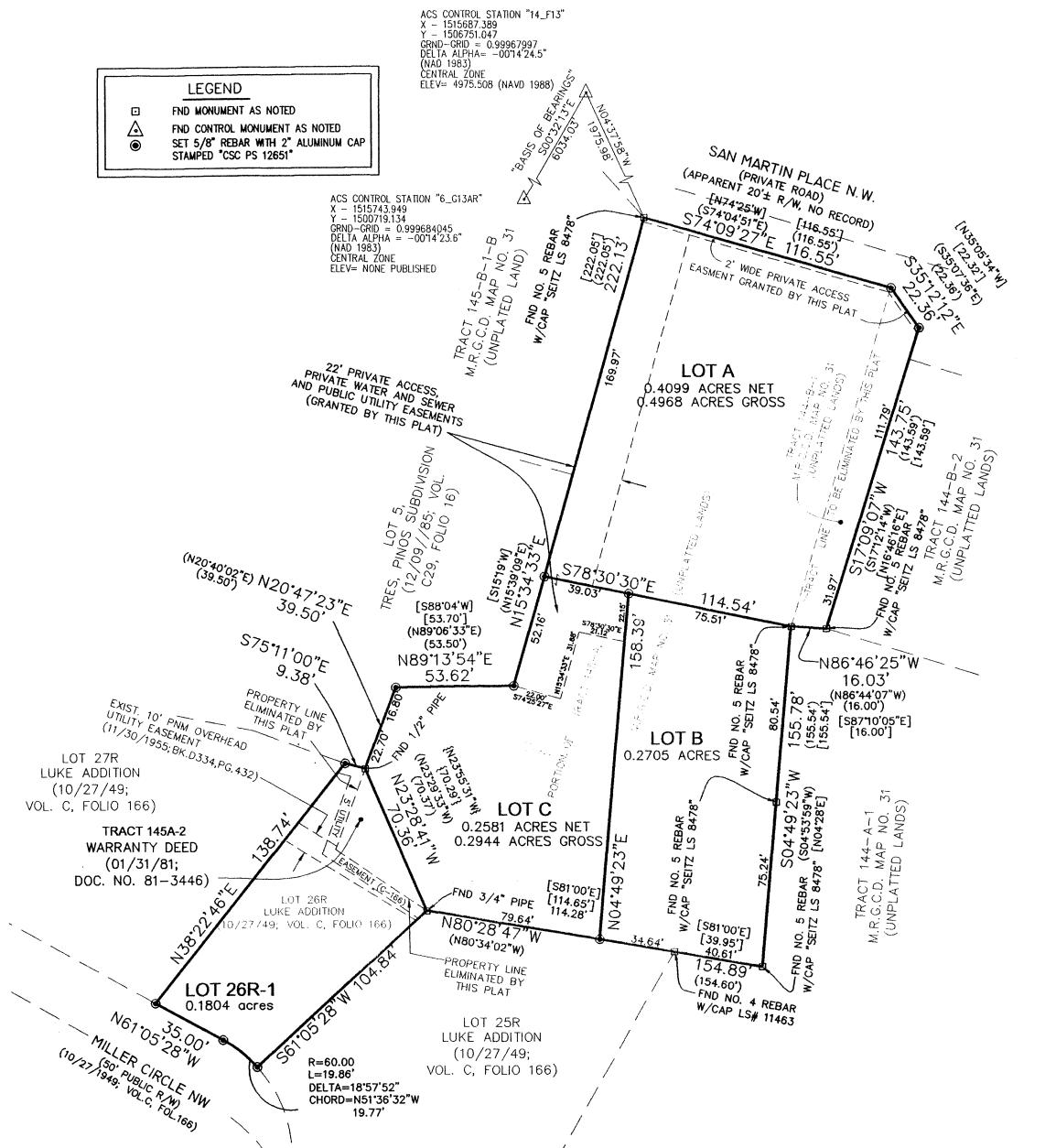
	SHEET 1 OF 2
	ARCIA PLAT)\DWG\GARCIA 2008.DWG
DATE: APRIL, 2008 SCALE:	community
1" == 40'	sciençes
TWP/JAK	corporation

N606-02-600

F:\n606-02 (GARCIA PLAT)\600 RESUBMIT PLAT 2008\GARCIA 2008 REVISED PLAT-NEW LAYOUT.dwg, PLAT-SHEET 1, 7/14/2008 5:29:00 PM

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

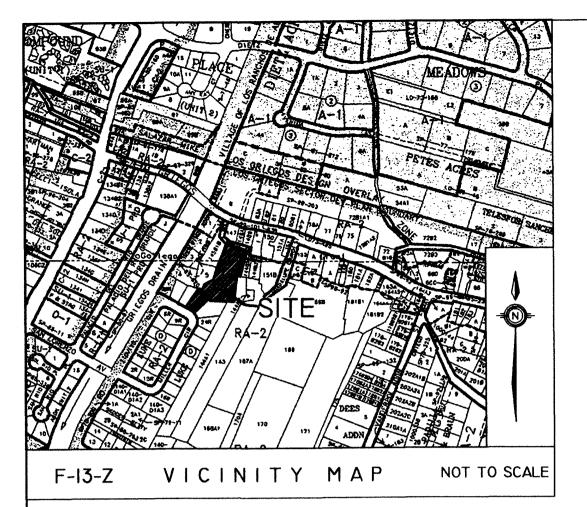
BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31
AND LOT 26R OF LUKE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2008







SHEET 2 OF 2



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND OR PROPRIETOR(S) THEREOF. SAID

Č	OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.
ī	MARIO GARCIA CONNER TRACES 145A AND 145B-1 DATE
7	ANGELAS GARCIA: OWNER, TRACTS 145A AND 145B-1 9/3/04
	BASIL WILSON: OWNER, LOT 26R AND TRACT 145A-2 Tameeto Wilson FANCETA WILSON: OWNER, LOT 26R AND TRACT 145A-2 DATE TAMEETO DATE
;	STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) SS
	ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF 2004, BY MARIO GARCIA
	MY COMMISSION EXPIRES: 7-27-07 NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 7-27-07
	STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) SS
	ACKNOWLEDGED BEFORE ME THIS
	MY COMMISSION EXPIRES: 7-27-07 NOTARY PUBLIC STATE OF NEW MEDICO My Commission Expires: 7-27-07 My Commission Expires: 7-27-07
,	STATE OF NEW MEXICO)SS COUNTY OF BERNALILLO)
,	ACKNOWLEDGED BEFORE ME THIS 310 DAY OF Sept. 2004, BY BASIL WILSON
	BY: Leane agos NOTARY PUBLIC OFFICIAL SEAL
ı	MY COMMISSION EXPIRES: 3-24-08
-	STATE OF NEW MEXICO) SS
	ACKNOWLEDGED BEFORE ME THIS 313 DAY OF SEPT. 2004. BY FANCETA WILSON
1	annual soul

NOTARY PUBLIC

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW TRACTS FROM FOUR EXISTING TRACTS AND TO GRANT A TWENTY-TWO (22) FOOT WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT, AND A TWO (2) FOOT WIDE ACCESS EASEMENT WHICH ADJOINS SAN MARTIN PLACE, N.W. (A PRIVATE ROAD).

LEGAL DESCRIPTION

LOT 26R OF THE LUKE ADDITION AS SUCH IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1949 IN VOLUME C, FOLIO 166; TRACT 144B-1 AND TRACT 145A AS THE SAME ARE SHOWN ON M.R.G.C.D. MAP NO.31; AND INCLUDED WITHIN TRACT 145A, TRACT 145A-2 AS SHOWN ON THAT UNRECORDED SURVEY MAP BY CLEON LANGLEY, NMRLS NO. 5814, DATED JULY 10, 1979 AND CONVEYED BY WARRANTY DEED RECORDED MARCH 25, 1987 AS DOCUMENT NO. 87-29961, SITUATE WITHIN THE ELENA GALLEGOS GRANT, IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY. NEW MEXICO: SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO.5 REBAR WITH CAP STAMPED "SEITZ PS8478" (HEREINAFTER IDENTIFIED AS A "SEITZ" MONUMENT) MARKING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM WHENCE ACS CONTROL STATION "14-F13" BEARS NO4'37'58"W. 1975.98 FEET:

RUNNING THENCE S74'09'27"E, 116.55 FEET; THENCE S35"12"12"E, 22.36 FEET; THENCE S17'09'07"W, 143.75 FEET TO A "SEITZ" MONUMENT; THENCE N86'46'25"W, 16.03 FEET TO A "SEITZ" MONUMENT: THENCE S04'49'23"W, 155.78 FEET TO A "SEITZ" MONUMENT: THENCE N80'28'47"W, 154.89 FEET TO A 3/4" PIPE; THENCE S61°05'28"W, 104.84 FEET: THENCE 19.86 FEET ALONG A 60.00 FOOT RADIUS CURVE HAVING A DELTA OF 18'57'52" AND A CHORD WHICH BEARS N51'36'32"W, 19.77 FEET; THENCE N61°05'28"W, 35.00 FEET; THENCE N38'22'46"E, 138.74 FEET; THENCE S7571'00"E, 9.38 FEET TO A 1/2" PIPE; THENCE N20'47'23"E, 39.50 FEET; THENCE N89"3"54"E, 53.62 FEET; THENCE N15'34'33"E, 221.13 FEET TO THE

CONTAINS 1.2415 ACRES, MORE OR LESS.

POINT OF BEGINNING.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES. VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. OWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV

E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

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, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORNERS. 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 (ABOVE GROUND 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 MOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWTCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "14-F13" AND "6-G13A RESET". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS

- 2. BEARINGS AND DISTANCES IN PARENTHESES () PER PRELIMINARY SEITZ PLAT DATED 12/22/92.
- 3. BEARINGS AND DISTANCES IN BRACKETS [] PER QUITCLAIM DEED RECORDED 03/26/81 AS DOCUMENT NO. 81-15601.
- 4. BEARINGS AND DISTANCES IN BRACKETS { } PER WARRANTY DEED RECORDED 03/25/87 AS DOCUMENT NO. 87-29961.
- 5. THE NEW 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT SERVES LOTS A, B AND C AND WILL BE MAINTAINED BY THE OWNERS OF SAID LOTS.

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO REQUIREMENTS FOR MONUMENTATION. AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.



PLAT OF

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2 AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31 AND LOT 26R OF LUKE ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2004

PROJECT NO.		(
GROSS LOT ACREAGE1.2415 / ZONE ATLAS INDEX NOF-13- NO. OF EXISTING TRACTS3 NO. OF EXISTING LOTS1 NO. OF LOTS CREATED4 NO. OF TRACTS CREATED0 MILES OF FULL WIDTH STREETS CREATED0 S.P. TALOS LOC	ACRE	TEINI
ZONE ATLAS INDEX NOF-13-	- Z	A1 1(1)
NO. OF EXISTING TRACTS3	IDDELIAMA	見 ノーアとち がしてってし、
NO. OF EXISTING LOTS1		Mar Translation of the
NO. OF LOTS CREATED4		
NO. OF TRACTS CREATED0		
MILES OF FULL WIDTH STREETS CREATED0	IAFFROVE	in human bear in the second
S.P. TALOS LOG 2003072		
		2/15/04
APPROVALS:	IONI	211510A
ATTIOVALO.	arm contracts	STALL OF LOCAL CONTRACTOR
SUBDIVISION CASE NUMBER:	The state of the s	
CITY PLANNER/ALBUQUERQUE, PLANNING D	IVISION	DATE
PARKS DESIGN AND DEVELOPMENT		
TRAFFIC ENGINEER, TRANSPORTATION DEPA	RTMENT	DATE
With the state of the st	r v rretuit V f	UAIL
CITY ENGINEER, ENGINEERING DIVISION		D A 77"
		DATE
ALBUQUERQUE METROPOLITAN ARROYO FLO	OD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT		DATE
	-	
IVWN Hall		11-8-04
		1100
CITY SURVEYOR, ENGINEERING DIVISION		DATE
PROPERTY MANAGEMENT		DATE
PNM GAS SERVICES & PNM ELECTRIC SERV	ACES	DATE
QWEST COMMUNICATIONS, INC.		DATE
THE TOWNS HOLDING, INC.		DAIL
COMCAST CARLE		
COMCAST CABLE		DATE
TREASURERS CERTIFICATION:		
THE TOTAL TO OLIVINION TON.		

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

DATE:__

TR. 144B-1 & TR. 145B-2, M.R.G.C.D. MAP NO. 31

BERNALILLO COUNTY TREASURER'S OFFICE:

PROPERTY OWNER OF RECORD: BASIL & FANCETA WILSON

UPC# 1-013-061-243-137-3-05-70

UPC# 1-013-061-225-120-3-05-62

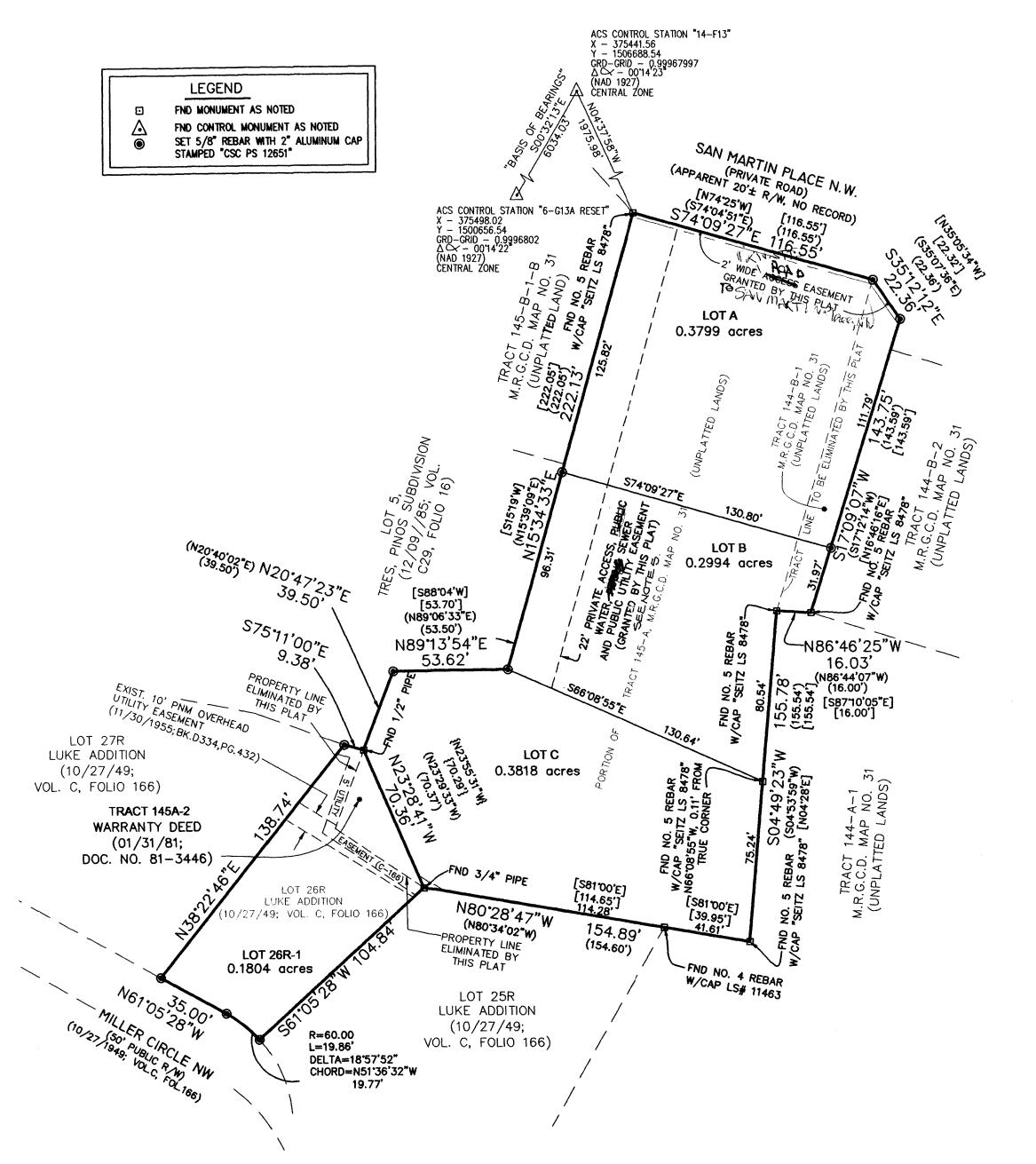
LOT 26R, LUKE ADDITION

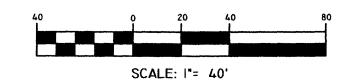
SHEET 1 OF 2

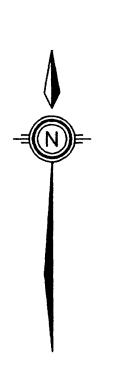
	3	ПССІ	ı	OΓ	2
PATH: F: \N606-02-60((SARCIA PLAT)\DI	WG\PLAT.D\	VG		
DATE: FEBRUARY 2003	COL	nmı	11	7it	\overline{V}
SCALE: 1" = 40'	S	cien	C	ēš	
CREW: TWP/JAK	corp	ora	Ŧi	Or	7
DRAWN: KRH					
J08 NO.: N606-02-60	P.O. Box 1328	ENGINEERING Cort		SURVE 1.M. 8704	

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31
AND LOT 26R OF LUKE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2004







SHFFT 2 OF 1

		J		<u> </u>	
PATH: F: \N606-02-60((SARCIA PLAT)\D	WG\PLAT.DV	VG		
DATE: FEBRUARY 2003		nmı		nit	\overline{V}
SCALE: 1" = 40'	S	cien	C	es:	
CREW: TWP/JAK	corp	ora	f i	on	
DRAWN: KRH					
JOB NO.: N606-02-60	P.O. Box 1328	ENGINEERING Corr		SURVEY .m. 87048	

F-13-Z VICINITY MAP NOT TO SCALE

LOT DATA:

CASE NO PROJ.# 1003188; 04DRB-01876

GROSS LOT ACREAGE 5-A 1.2415 ACRE

ZONE ATLAS INDEX NO F-13-Z

NO. OF EXISTING TRACTS 3

NO. OF EXISTING LOTS 1

NO. OF LOTS CREATED 4

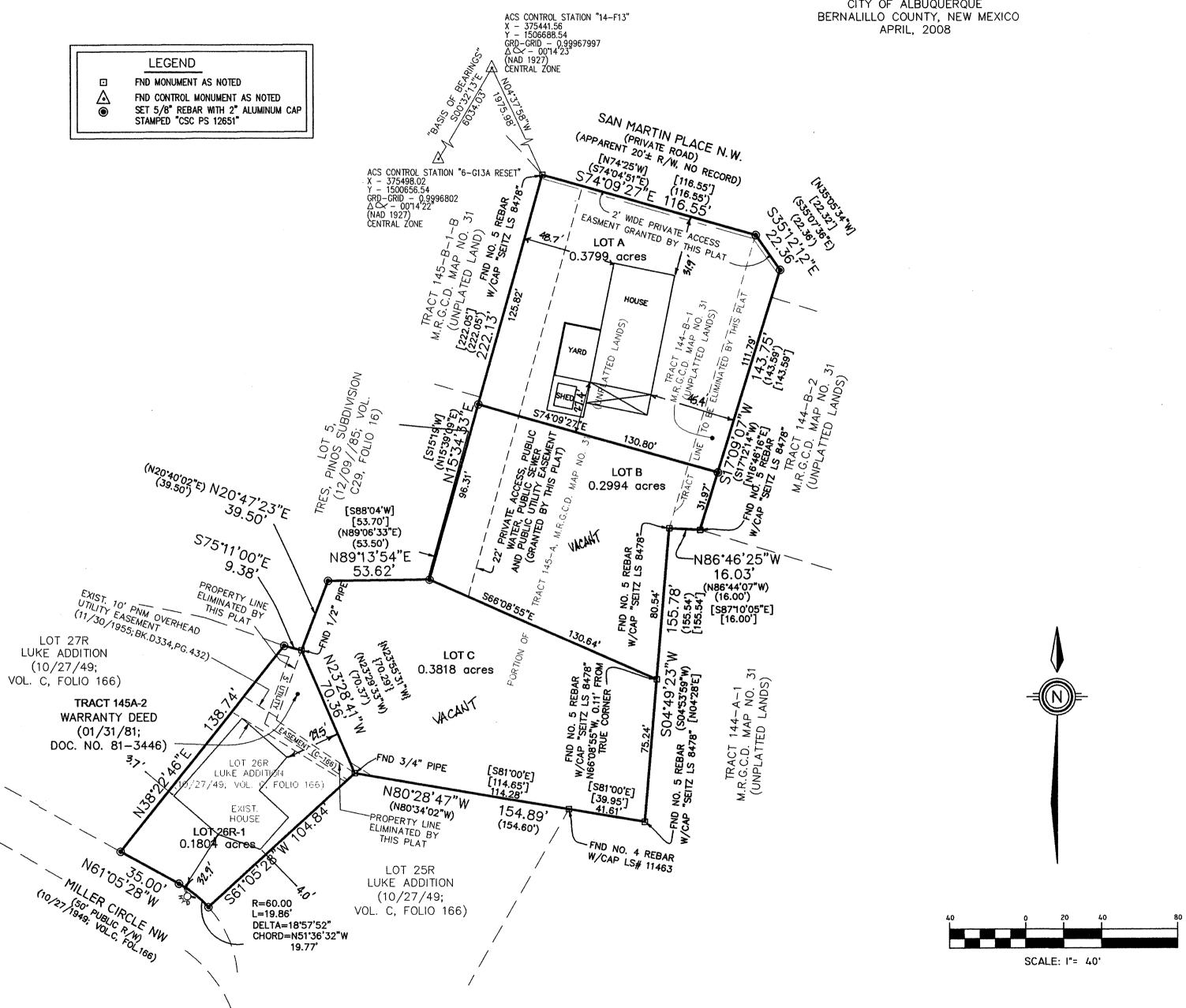
NO. OF TRACTS CREATED 0

MILES OF FULL WIDTH STREETS CREATED 0

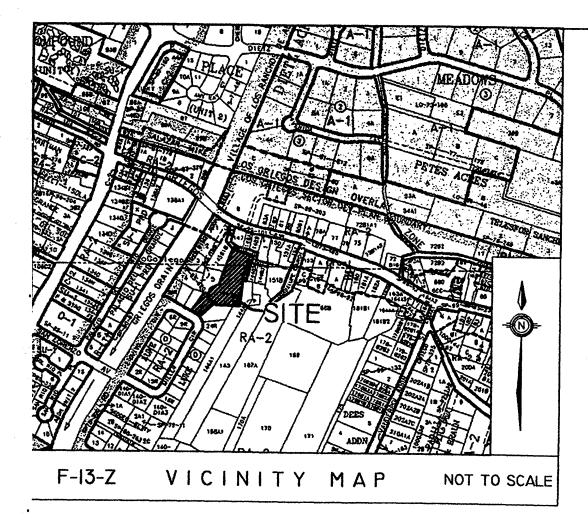
S.P. TALOS LOG 2003072373

SKETCH PLAT OF TRACTS "A", "B" & "C", DELROSE PLACE AND LOT 26R-I, LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A
AND LOT 26R OF THE LUKE ADDITION
M.R.G.C.D. MAP NO. 31
CITY OF ALBUQUERQUE
BERNALILLO COUNTY. NEW MEXICO



SHEET 1 OF 1



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGON

DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.
MARIO GARCIA GAMMER TRACTS 145A AND 145B-1 ANGELANGARCIA: OWNER, TRACTS 145A AND 145B-1 BASIL WILSON: OWNER, LOT 26R AND TRACT 145A-2 FANCETA WILSON: OWNER, LOT 26R AND TRACT 145A-2 FANCETA WILSON: OWNER, LOT 26R AND TRACT 145A-2 TOTAL COMMERCIAL C
STATE OF NEW MEXICO) SS
ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF
STATE OF NEW MEXICO) SS
ACKNOWLEDGED BEFORE ME THIS ST DAY OF JUNE 2004, BY ANGELA GARCIA NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC STATE OF NEW MEDICO My Commission Expires: 7-27-07
STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) SS
ACKNOWLEDGED BEFORE ME THIS 3 DAY OF SEPT. 2004, BY BASIL WILSON BY:
STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) SS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF SEPT. 2004.
ACKNOWLEDGED BEFORE ME THIS 3 - DAY OF DEPT. 2004,

NOTARY PUBLIC

DEANA COPPS

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW TRACTS FROM FOUR EXISTING TRACTS AND TO GRANT A TWENTY-TWO (22) FOOT WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT, AND A TWO (2) FOOT WIDE ACCESS EASEMENT WHICH ADJOINS SAN MARTIN PLACE, N.W. (A PRIVATE ROAD).

LEGAL DESCRIPTION

LOT 26R OF THE LUKE ADDITION AS SUCH IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1949 IN VOLUME C, FOLIO 166; TRACT 144B-1 AND TRACT 145A AS THE SAME ARE SHOWN ON M.R.G.C.D. MAP NO.31; AND INCLUDED WITHIN TRACT 145A, TRACT 145A-2 AS SHOWN ON THAT UNRECORDED SURVEY MAP BY CLEON LANGLEY, NMRLS NO. 5814, DATED JULY 10, 1979 AND CONVEYED BY WARRANTY DEED RECORDED MARCH 25, 1987 AS DOCUMENT NO. 87-29961, SITUATE WITHIN THE ELENA GALLEGOS GRANT, IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO.5 REBAR WITH CAP STAMPED "SEITZ PS8478" (HEREINAFTER IDENTIFIED AS A "SEITZ" MONUMENT) MARKING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM WHENCE ACS CONTROL STATION "14-F13" BEARS NO4'37'58"W, 1975.98 FEET;

apported by Expireti THENCE S17'09'07"W, 143.75 FEET TO A "SEITZ" MONUMENT; THENCE N86'46'25"W, 16.03 FEET TO A "SEITZ" MONUMENT; THENCE SO4'49'23"W, 155.78 FEET TO A "SEITZ" MONUMENT; THENCE N80'28'47"W, 154.89 FEET TO A 3/4" PIPE; THENCE S61'05'28"W, 104.84 FEET; THENCE 19.86 FEET ALONG A 60.00 FOOT RADIUS CURVE HAVING A DELTA OF 18'57'52" AND A CHORD WHICH BEARS N51'36'32"W, 19.77 FEET; THENCE N61'05'28"W, 35.00 FEET: THENCE N38'22'46"E, 138.74 FEET: THENCE S7571'00"E, 9.38 FEET TO A 1/2" PIPE; THENCE N20'47'23"E, 39.50 FEET; THENCE N89"3'54"E, 53.62 FEET;

CONTAINS 1.2415 ACRES, MORE OR LESS.

THENCE N15'34'33"E, 221.13 FEET TO THE POINT OF BEGINNING.

RUNNING THENCE \$74'09'27"E, 116.55 FEET; THENCE \$35'12'12"E, 22.36 FEET;

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

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, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC 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 (ABOVE GROUND 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 MOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "14-F13" AND "6-G13A RESET". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS

2. BEARINGS AND DISTANCES IN PARENTHESES () PER PRELIMINARY SEITZ PLAT DATED 12/22/92.

3. BEARINGS AND DISTANCES IN BRACKETS [] PER QUITCLAIM DEED RECORDED 03/26/81 AS DOCUMENT NO. 81-15601.

4. BEARINGS AND DISTANCES IN BRACKETS { } PER WARRANTY DEED RECORDED 03/25/87 AS DOCUMENT NO. 87-29961.

5. THE NEW 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT SERVES LOTS A, B AND C AND WILL BE MAINTAINED BY THE OWNERS OF SAID LOTS.

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.



PLAT OF

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

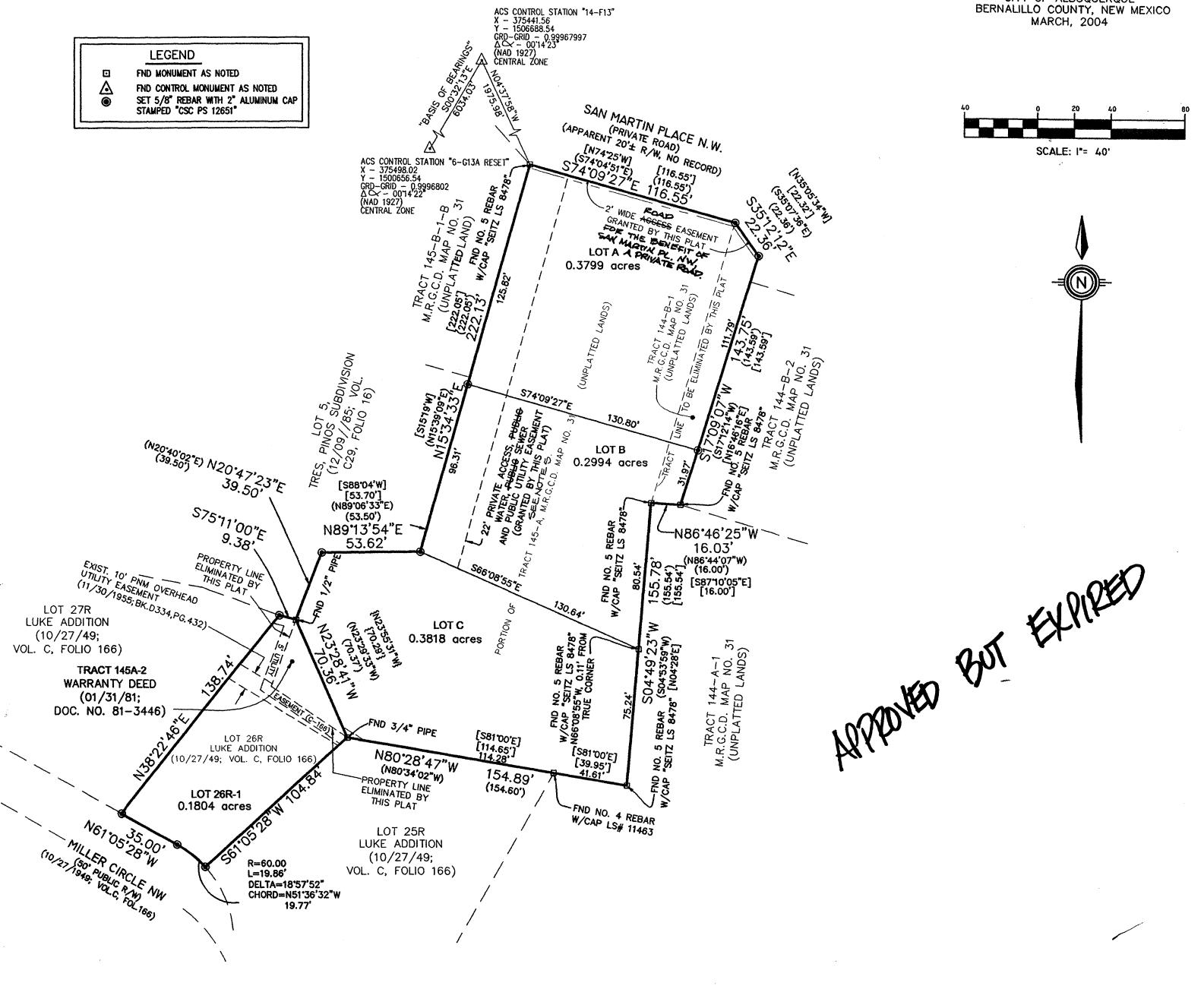
BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2 AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31 AND LOT 26R OF LUKE ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2004

	LOT DATA:	
Des	PROJECT NO. 1003188 Appl # 04-0187	6
	GROSS LOT ACREAGE1.2415 ACRE ZONE ATLAS INDEX NO F-13-7	
	NO. OF EXISTING TRACTS	
	NO. OF EXISTING LOTS1	
	NO. OF LOTS CREATED 4 NO. OF TRACTS CREATED 0	
	MILES OF FULL WIDTH STREETS CREATED O	
	S.P. TALOS LOG 2003072373	
	APPROVALS:	
	SUBBRIGHT CASE NUMBER:	
	Therm Malson	02/14/05
•	CITY PLANNER/ALBUQUEROUE, PLANNING DIVISION	DATE
	Clarif Han	DAIL
	PARKS DESIGN AND DEVELOPMENT	7 7-05
	A A	
	THE PARTY SAY	12-19-04
	TRAFFIC ENGINEER, TRANSPARTATION DEPARTMENT	DATE
	Bradle & Bingham	12/15/04
	CITY ENGINEER, ENGINEERING DIVISION	DATE
•	Bradley J. Burhan	12/15/04
	ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
	Roger A Mase	12.15.04
	UTILITY DEVELOPMENT	DATE
	Mrs fail	11-8-04
(CITY SURVEYOR, ENGINEERING DIVISION	DATE
i	N/A DATE OF THE PROPERTY MANAGEMENT	2/3/05
·	Loud D. Mr. A	DATE
i	PNM GAS SERVICES & PNM ELECTRIC SERVICES	12-16-04
	Jerei anders m	DATE 2 -16 -05
(WEST COMMUNICATIONS, INC.	DATE
-	Monre Borban	17.110,04
۶	OMCAST CABLE	DATE
		S.,,, L
_	TREASURERS CERTIFICATION:	
T	HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:	
Т	R. 144B-1 & TR. 145B-2, M.R.G.C.D. MAP NO. 24	
P	PC# 1-013-061-243-137-3-05-70 ROPERTY OWNER OF RECORD: MARIO & ANGELA GARCIA	
E.	71 ZOR, LUKE AUDITION	
P	PC# 1-013-061-225-120-3-05-62 ROPERTY OWNER OF RECORD: BASIL & FANCETA WILSON	
	ERNALILLO COUNTY TREASURER'S OFFICE:	
8	/:	

SHEET 1 OF 2 F:\N606-02-60(GARCIA PLAT)\DWG\PLAT.DWG FEBRUARY 2003 TWP/JAK KRH ENGINEERING

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A, M.R.G.C.D. MAP NO. 31
AND LOT 26R OF LUKE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2004



SHEET 2 OF

PATH: F:\N606-02-60(0	SARCIA PLAT)\D	WG\PLAT.DWG
DATE: FEBRUARY 2003 SCALE:	COL	nmunity
1" = 40'	S	ciences
CREW: TWP/JAK	COLL	poration
DRAWN: KRH]	
JOB NO.: N606-02-60	P.O. Box 1328	ENGINEERING SURVEYING Corroles, N.M. 87048

F-13-Z VICINITY MAP NOT TO SCALE

LOT DATA:

PROJ.# 1003188; 04DRB-01876

GROSS LOT ACREAGE 5-A 1.2415 ACRI
ZONE ATLAS INDEX NO F-13-Z

NO. OF EXISTING TRACTS 3

NO. OF EXISTING LOTS 1

NO. OF LOTS CREATED 4

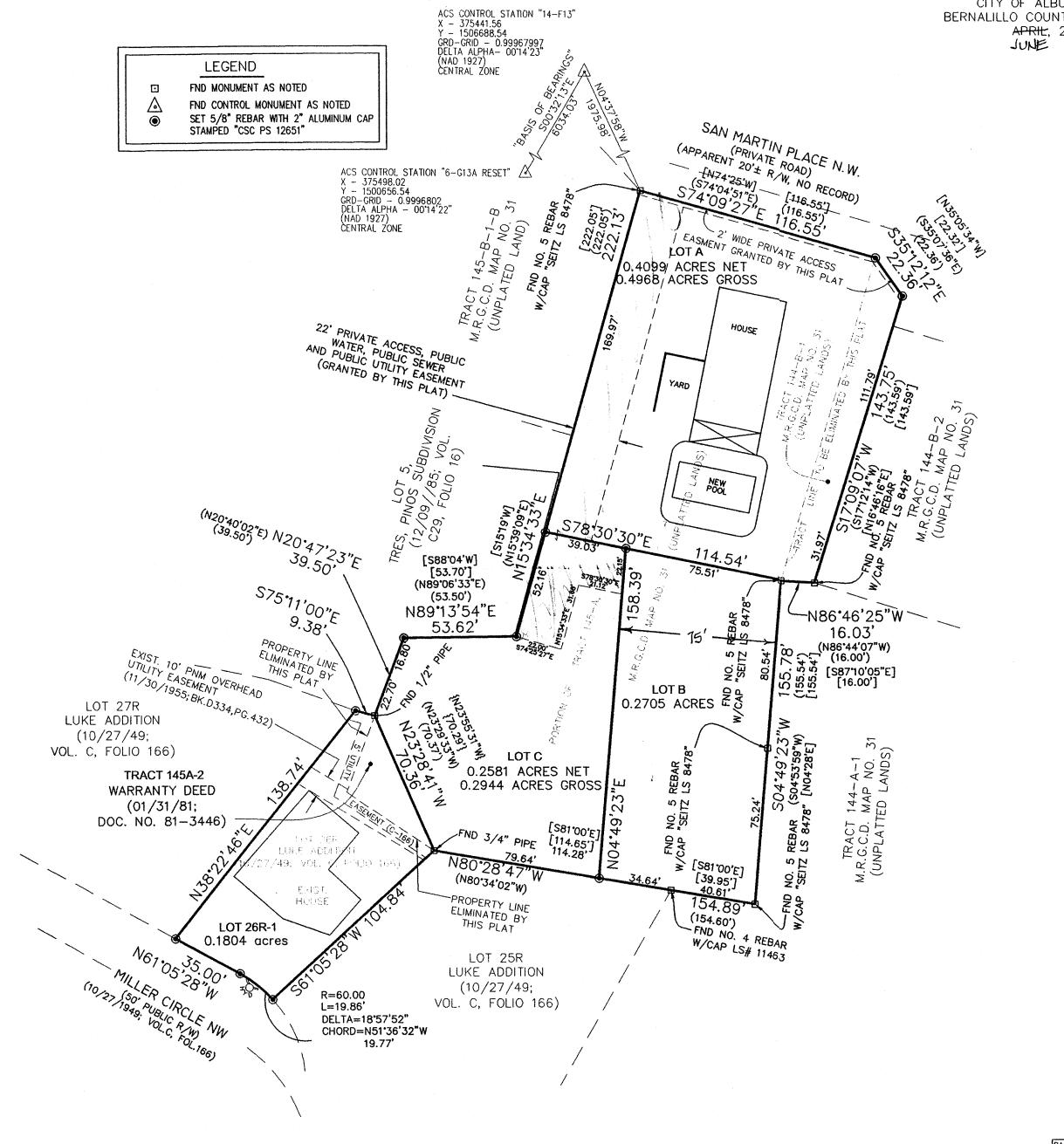
NO. OF TRACTS CREATED 0

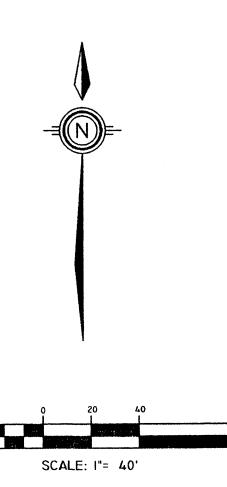
MILES OF FULL WIDTH STREETS CREATED 0

S.P. TALOS LOG 2003072373

SKETCH PLAT OF TRACTS "A", "B" & "C", DELROSE PLACE AND LOT 26R-I, LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A
AND LOT 26R OF THE LUKE ADDITION
M.R.G.C.D. MAP NO. 31
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2008





SHEET 1 OF 1

PATH:
F: \N606-02-60(GARCIA PLAT)\600\GARCIA 2008.dwg

DATE:
APRIL 2008

SCALE:
1" = 40'

CREW:
TWP/JAK

DRAWN:
TWP

JOB NO::
N606-02-600

LAND PLANNING
P.O. Box 1328

ENGINEERING
Corroles, N.M. 87048

PLAOT MEADONS MEADON

LOT DATA:

CASE NO PROJ.# 1003188; 04DRB-01876

GROSS LOT ACREAGE 5-A 1.2415 ACRE

ZONE ATLAS INDEX NO F-13-Z

NO. OF EXISTING TRACTS 3

NO. OF EXISTING LOTS 1

NO. OF LOTS CREATED 4

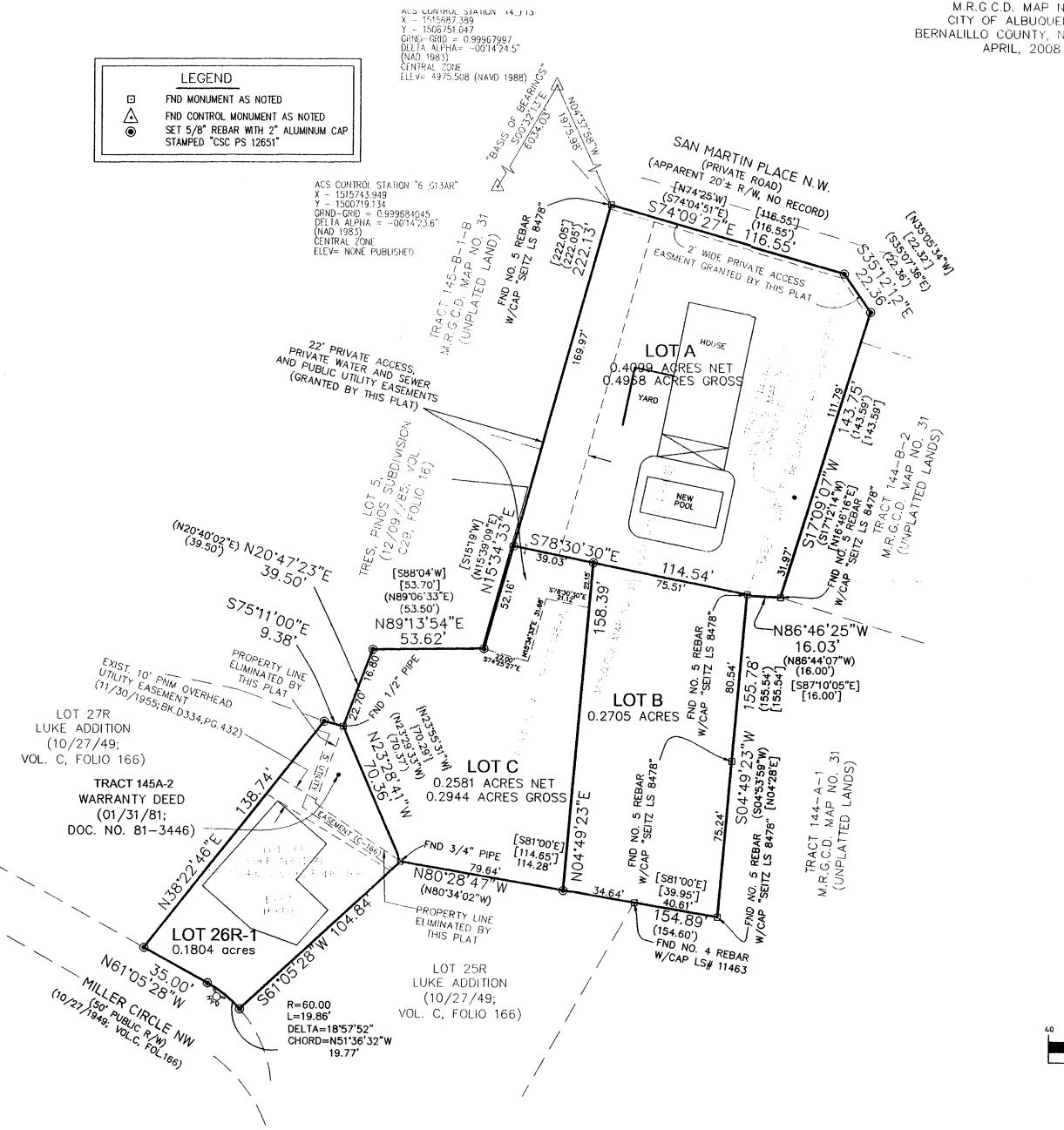
NO. OF TRACTS CREATED 0

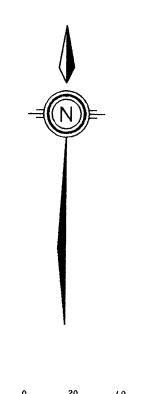
MILES OF FULL WIDTH STREETS CREATED 0

S.P. TALOS LOG 2003072373

SITE PLAN OF TRACTS "A", "B" & "C", DELROSE PLACE AND LOT 26R-I, LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 144-B-1 AND 145-A-2
AND A PORTION OF M.R.G.C.D. TRACT 145A
AND LOT 26R OF THE LUKE ADDITION
M.R.G.C.D. MAP NO. 31
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO





SHEET 1 OF 1

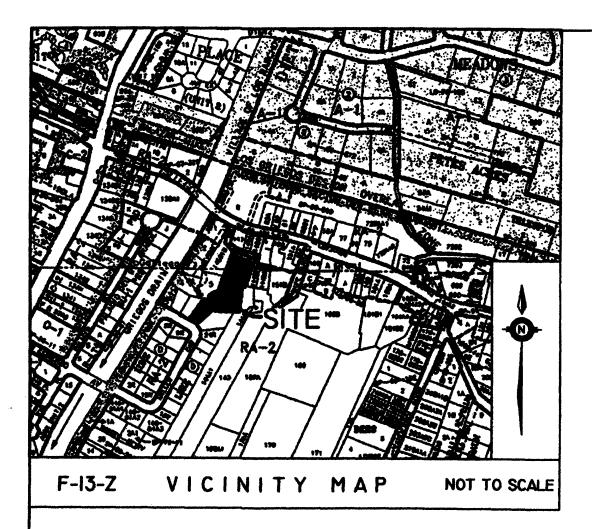
PATH:
F: \N606-02-60(GARCIA PLAT)\600\GARCIA 2008.dwg

DATE:
APRIL 2008
SCALE:
1" = 40'
CREW:
TWP/JAK

DRAWN:
TWP
JOB NO:
N606-02-600

LAND PLANNING ENGINEERING SURVEYING Corrales, N.M. 87048

SCALE: 1"= 40"



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: JUNION JUNION PUBLIC MY COMMISSION EXPIRES: JCUM GAMA 7, 20

ACKNOWLEDGED BEFORE ME THIS 110 DAY OF

January 1

MY COMMISSION EXPIRES

STATE OF NEW MEXICO) SS

PUB.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW TRACTS FROM FOUR EXISTING TRACTS AND TO GRANT A TWENTY-TWO (22) FOOT WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT, AND A TWO (2) FOOT WIDE ACCESS EASEMENT WHICH ADJOINS SAN MARTIN PLACE, N.W. (A PRIVATE ROAD).

LEGAL DESCRIPTION

LOT 28R OF THE LUKE ADDITION AS SUCH IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1949 IN VOLUME C, FOLIO 166; TRACT 144B-1 AND TRACT 145A-1AS THE SAME ARE SHOWN ON M.R.G.C.D. MAP NO.31; AND INCLUDED WITHIN TRACT 145A, TRACT 145A-2 AS SHOWN ON THAT UNRECORDED SURVEY MAP BY CLEON LANGLEY, NMRLS NO. 5814, DATED JULY 10, 1979 AND CONVEYED BY WARRANTY DEED RECORDED MARCH 25, 1987 AS DOCUMENT NO. 87-29961, SITUATE WITHIN THE ELENA GALLEGOS GRANT, IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO.5 REBAR WITH CAP STAMPED "SEITZ PS8478" (HEREINAFTER IDENTIFIED AS A "SEITZ" MONUMENT) MARKING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM WHENCE ACS CONTROL STATION "14-F13" BEARS NO4'37'58"W, 1975.98 FEET:

DOC# 2008119494

11/04/2008 09:48 AM Page: 1 of 2 htypLat R:\$12.00 B: 2008C P: 0245 M. Toulous Olivere, Bernalillo Cor

RUNNING THENCE S74'09'27"E, 116.55 FEET;
THENCE S35'12'12"E, 22.36 FEET;
THENCE S17'09'07"W, 143.75 FEET TO A "SEITZ" MONUMENT;
THENCE N86'46'25"W, 16.03 FEET TO A "SEITZ" MONUMENT;
THENCE S04'49'23"W, 155.78 FEET TO A "SEITZ" MONUMENT;
THENCE N80'28'47"W, 154.89 FEET TO A 3/4" PIPE;
THENCE S61'05'28"W, 104.84 FEET;
THENCE 19.86 FEET ALONG A 60.00 FOOT RADIUS CLIRVE

THENCE 19.86 FEET ALONG A 60.00 FOOT RADIUS CURVE HAVING A DELTA OF 18"37"52" AND A CHORD WHICH BEARS N51"36"32"W, 19.77 FEET:

THENCE N61'05'28"W, 35.00 FEET;
THENCE N38'22'46"E, 138.74 FEET;
THENCE S75'11'00"E, 9.38 FEET TO A 1/2" PIPE;
THENCE N20'47'23"E, 39.50 FEET;
THENCE N89'13'54"E, 53.62 FEET;
THENCE N15'34'33"E, 221.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.2415 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

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, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC 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 (ABOVE GROUND 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

NOTES

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1983) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "14-F13" AND "6-G13A RESET". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.999683885.

2. BEARINGS AND DISTANCES IN PARENTHESES () PER PRELIMINARY SEITZ PLAT DATED 12/22/92.

3. BEARINGS AND DISTANCES IN BRACKETS [] PER QUITCLAIM DEED RECORDED 03/26/81 AS DOCUMENT NO. 81-15601.

4. BEARINGS AND DISTANCES IN BRACKETS { } PER WARRANTY DEED RECORDED 03/25/87 AS DOCUMENT NO. 87-29961

5. 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 THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12651

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

7.14.2008

PLAT OF

LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

BEING A REPLAT OF M.R.G.C.D. TRACTS 145-A-1, 145-A-2, AND 144-B-1
M.R.G.C.D. MAP NO. 31
AND LOT 26R OF LUKE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2008

LOT DATA:	
PROJECT_NO. PROJ.# 1003188	3; 04DRB-01876
GROSS LOT ACREAGE	1.2415 ACRE
ZONE ATLAS INDEX NO	F-13-7
NO. OF EXISTING TRACTS	3
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	4
NO. OF TRACTS CREATED	Ö
MILES OF FULL WIDTH STREETS CRE	EATED 0
S.P. TALOS LOG	2003072373

PROJECT NUMBER:	1003188
PLAT APPLICATION NUMBER:	08 VRO - 70349
PLAT APPROVALS:	
UTILITY APPROVALS:	
Ferrand Vigil	August 5,2008
PNM GAS AND ELECTRIC SERVICES) DATE
QWEST COMMUNICATIONS, INC.	- 7/18/08 DATE
HONNE Howan	8.6.08
COMCAST CABLE	DATE
- All And I	
CITY ROYAL	7-18-08
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	
765 D2	DATE: 10/30/08
TOWARD ENGINEER, TRANSPORTERN	
ABCWUA	8-13-08 DATE
Christine Sando	val 8/3/08
PARKS AND RECREATION DEPARTMEN	
ALBUQUERQUE METROPOLITAN ARROY	O FLOOD CONTROL AUTHORITY DATE
CITY ENGINEERING DIVISION	B-13-0B
- Frank	10 13008
MIDDLE-RIO GRANDE OGNSERVANCY D	DATE / 0-30-08
DRY CHAIRPERSON, PLANNING DEPAR	IMENT DATE

APPROVED at the condition that all glatter of the Middle Rio Grande Concervancy District in easements, rights of way, as sessments and liens, are fully received to eald District, and that if provision for irrigation source and easements are sat provided for by the subclivider for the subclivider in a solved of all childrens to knings in portions thereof, other than the second the subclivider in portions thereof, other than the second than the

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC FIX

MG-A-1
TR. 1448-1 & TR. 1458-2, M.R.G.C.D. MAP NO. 31
UPC# 1-013-061-243-137-3-05-70 AMP 1-013-061-250-126-3-05-71
PROPERTY OWNER OF RECORD: MARIO & ANGELA GARCIA
LOT 28R, LUKE ADDITION
UPC# 1-013-061-225-120-3-05-82
PROPERTY OWNER OF RECORD: BASIL & FANCETA WILSON

BERNALILLO COUNTY TREASURERS OFFICE:

SHEET 1 OF 2)

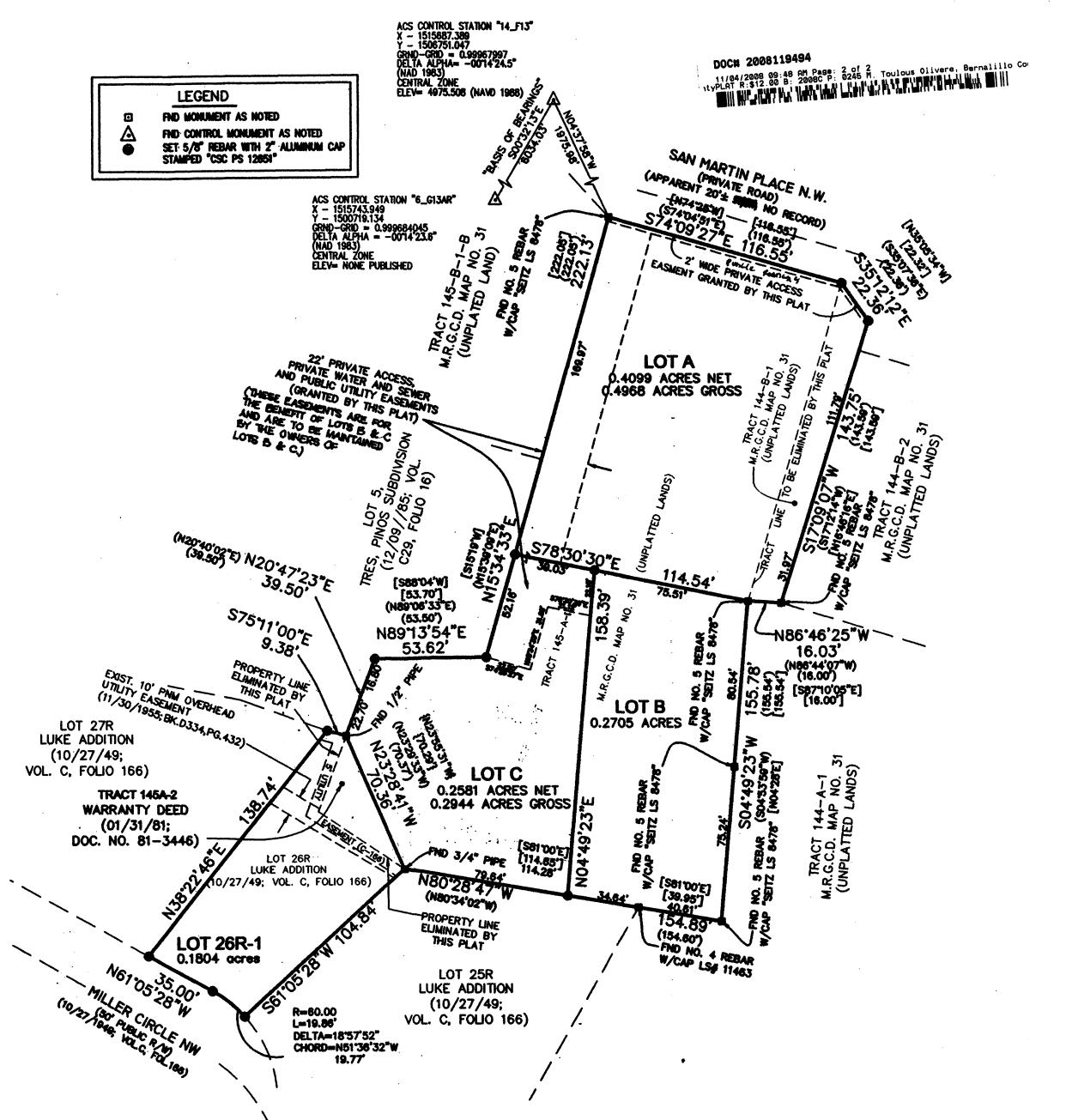
PATH: F: \N606-02-60(0	F:\N606-02-60(GARCIA PLAT)\DWG\GARCIA 2008.DWG		
APRIL 2008	community		
SCALE: 1" = 40'	sciences		
CREW: TWP/JAK	corporation		
DRAIM: TWP	_		
N606-02-600	LAND PLANDING ENGINEERING SURVEYING P.O. Box 1328 Correles, N.M. 87048		

INGGG-02 (GANCIA PLAT)/GGG RESUBMIT PLAT 2008/GANCIA 2008 REMISED PLAT-NEW LAYOUT-Jing, PLAT-GHEET 1, 7/14/2008 5:29:00 PM

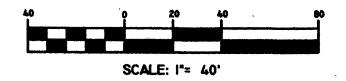
LOTS "A", "B" & "C" - DELROSE PLACE LOT 26R-I OF LUKE ADDITION

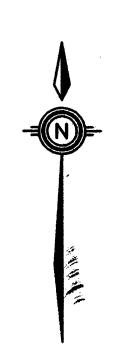
BEING A REPLAT OF M.R.G.C.D. TRACTS 145-A-1, 145-A-2, AND 144-B-1 M.R.G.C.D. MAP NO. 31

AND LOT 26R OF LUKE ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2008



*:\M606-02 (GARCIA PLAT)\600 RESUMMIT PLAT 2008\GARCIA 2008 REVISH) PLAT-NEW LAYOUT.dwg, PLAT-SHEET 2, 7/14/2008 5:29:26 PM





SHEET 2 OF 2

F: \N606-02-60(
JULY. 2007	cor	nmunity
SCALE: 1" = 40"	S	ciences
CREW: TWP/JAK	corr	oration
ORAMA: KRH	, - J- J-	
JOB NO.: N606-02-60	P.O. Box 1328	ENCINEERING SURVEYING Correles, N.M. 87048