

ALB

PLAT OF LOTS 77-A AND 77-B ROSSITER ADDITION

WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

PROJECT NUMBER: 1003544
APPLICATION NUMBER: 04DRB-01084

UTILITY APPROVALS:

PNM ELECTRIC SERVICES [Signature] 7-19-04 DATE

PNM GAS SERVICES [Signature] 7-19-04 DATE

QWEST TELECOMMUNICATIONS [Signature] 7-23-04 DATE

COMCAST [Signature] 7-19-04 DATE

NIA NEW MEXICO UTILITIES DATE

CITY APPROVALS:

CITY SURVEYOR [Signature] 7-8-04 DATE

NIA REAL PROPERTY DIVISION (CONDITIONAL) DATE

NIA ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION [Signature] 7-23-04 DATE

UTILITIES DEVELOPMENT [Signature] 7-26-04 DATE

PARKS AND RECREATION DEPARTMENT [Signature] 7/23/04 DATE

AMAFCA [Signature] 7/13/04 DATE

CITY ENGINEER [Signature] 7/26/04 DATE

CHIEF CHAIRPERSON, PLANNING DEPARTMENT [Signature] 7/28/04 DATE

LEGAL DESCRIPTION

LOT NUMBERED SEVENTY-SEVEN (77) OF ROSSITER ADDITION AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 1945.

ACS STATION "DOUGLAS"
X=380,040.52
Y=1,505,354.92
GRD TO GRID=0.99968008
Δα = -00° 13' 51"
CENTRAL ZONE, NAD 1927

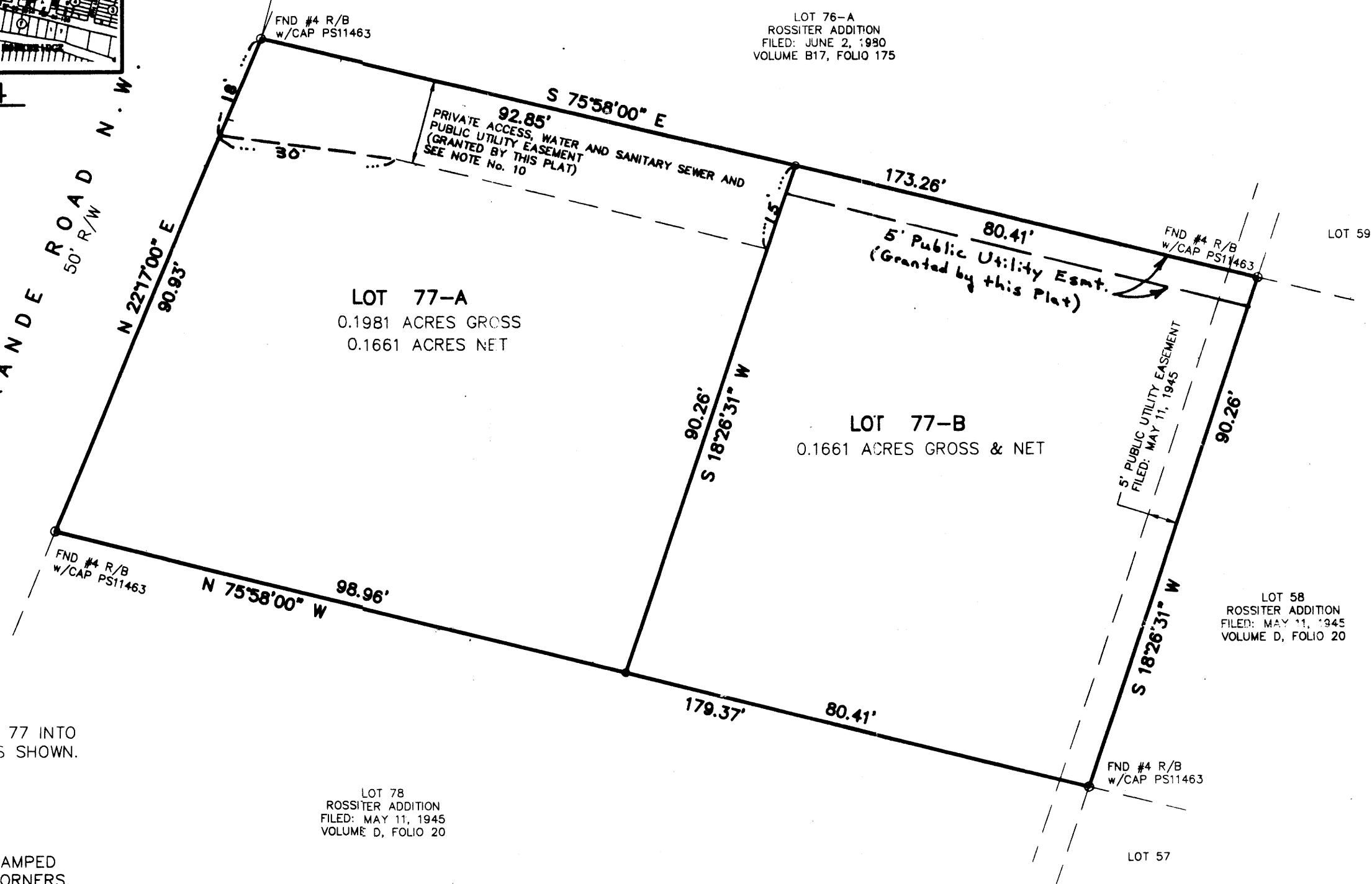
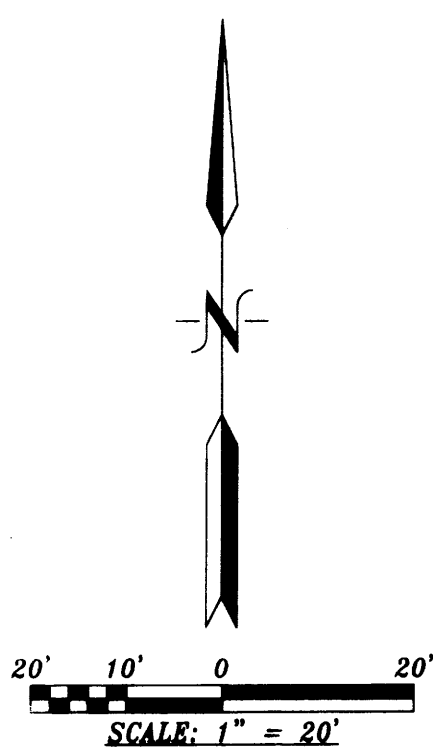


VICINITY MAP No. G-14



N.T.S.

GRANDE ROAD N.W.
50' R/W



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 77 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.3642 ACRES.
 - TALOS LOG NO. 2004116381
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JUNE, 2004
 - CURRENT ZONING: R-1
 - THE PRIVATE ACCESS, WATER AND SANITARY SEWER AND PUBLIC UTILITY EASEMENT IS FOR THE BENEFIT OF LOT 77-B AND IS TO BE MAINTAINED BY SAID LOT.
 - THERE IS A CROSS-LOT DRAINAGE EASEMENT BETWEEN LOTS 77-A AND 77-B (GRANTED BY THE RECORDING OF THE PLAT)

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

[Signature] DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 21st DAY OF JUNE, 2004.

BY: Billy W. Baca, Jeanette Baca
OWNERS NAME

MY COMMISSION EXPIRES: 4/28/07 BY: [Signature]
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 28th DAY OF June, 2004.

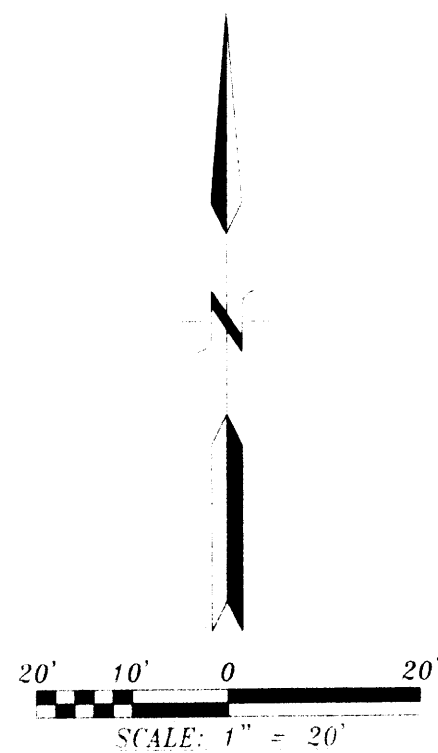
[Signature]
ANTHONY L. HARRIS, P.S. # 11463



RE04-1108.dwg(JUNE-04)



VICINITY MAP No. G-14

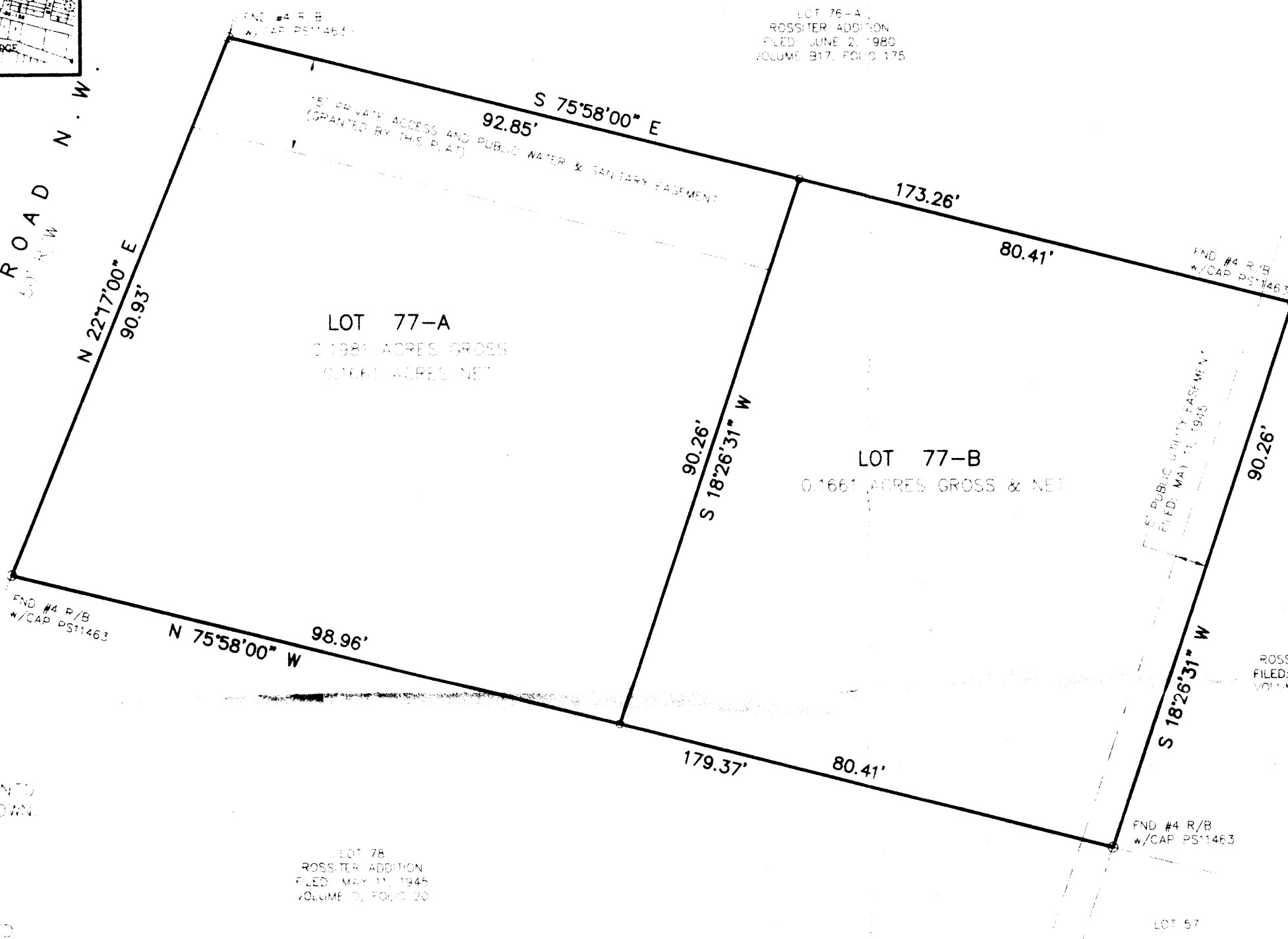


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PLAT OF
LOTS 77-A AND 77-B
ROSSITER ADDITION

WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- SUBJECT APPROVALS: _____
- NEW ELECTRIC SERVICES: _____
- NEW WATER SERVICES: _____
- NEW SEWER SERVICES: _____
- NEW GAS SERVICES: _____
- NEW TELEPHONE SERVICES: _____
- NEW CABLE SERVICES: _____
- NEW FIBER OPTIC SERVICES: _____
- NEW UTILITY SERVICES: _____
- CITY APPROVALS: _____
- PLANNING DEPARTMENT: _____
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONS): _____
- TRAFFIC ENGINEERING, TREASURER: _____
- UTILITIES DEVELOPMENT: _____
- PARKS AND RECREATION DEPARTMENT: _____
- AMAFCA: _____
- CITY ENGINEER: _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT: _____

DISCLOSURE STATEMENT:
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- GENERAL NOTES:
- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - 3: TOTAL AREA OF PROPERTY: 0.3642 ACRES
 - 4: TALOS LOG NO. 2004116381
 - 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 - 8: DATE OF FIELD WORK: JUNE, 2004
 - 9: CURRENT ZONING: R-1

FREE CONSENT
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Billy W. Baca, Jeanette Baca DATE: 6/21/04

ACKNOWLEDGMENT
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COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 21st DAY OF June, 2004.
By: *Billy W. Baca, Jeanette Baca*
OWNERS NAME
MY COMMISSION EXPIRES: 11/11/11 By: *Joyeta Kelley*
NOTARY PUBLIC

SURVEYORS CERTIFICATE:
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Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

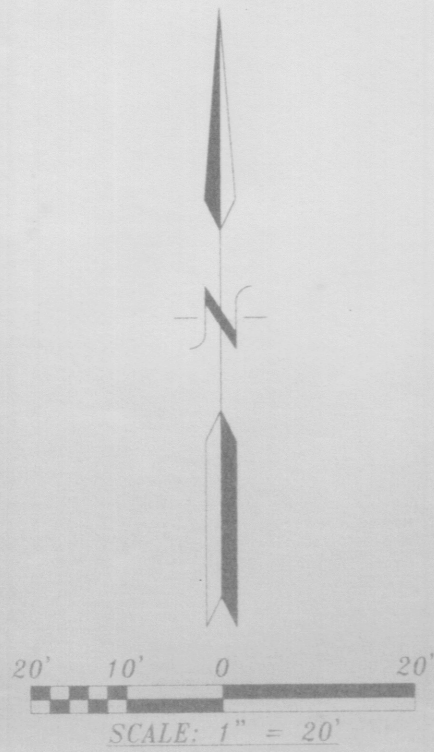
ALBUQUERQUE SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

REG-4-110X (04/01) (JUNE-04)



VICINITY MAP No. G-14



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CITY SURVEYOR <i>[Signature]</i>	7-8-04 DATE
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**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
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HARRIS SURVEYING, INC. PHONE: (505) 889-8056
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