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PLAT OF LOT 44-A OF SANDIA HILLS SUBDIVISION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

PROJECT NUMBER 100-3604
Application Number 04-01794

PLAT APPROVAL:
UTILITY APPROVALS:

N/A Sam	12/15/04
PNM ELECTRIC SERVICES	Date
N/A Sam	12/15/04
PNM GAS SERVICES	Date
N/A Sam	12/15/04
QWEST TELECOMMUNICATIONS	Date
N/A Sam	12/15/04
COMCAST	Date
N/A Sam	12/15/04
NEW MEXICO UTILITIES	Date

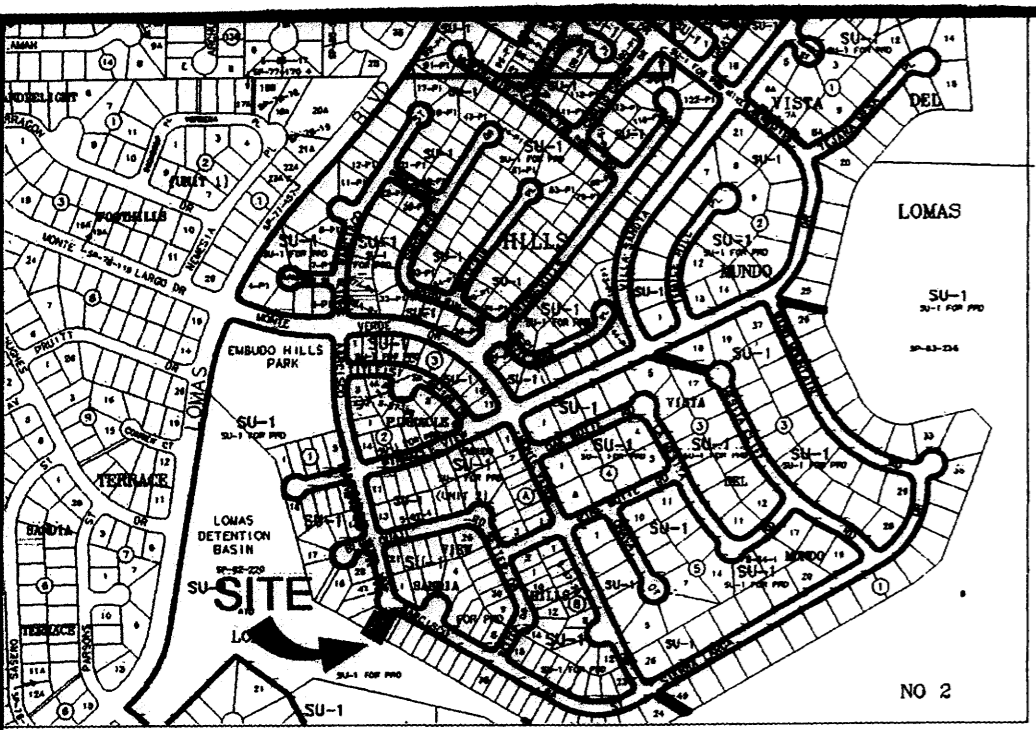
CITY APPROVALS:

<i>[Signature]</i>	11-1-04
CITY SURVEYOR	Date
<i>[Signature]</i>	12-15-04
TRAFFIC ENGINEER, TRANSPORTATION DEPT.	Date
<i>[Signature]</i>	12-15-04
UTILITIES DEVELOPMENT	Date
<i>[Signature]</i>	12/15/04
PARKS AND RECREATION DEPARTMENT	Date
<i>[Signature]</i>	12/15/04
A.M.A.F.C.A.	Date
<i>[Signature]</i>	12/15/04
CITY ENGINEER	Date
<i>[Signature]</i>	12/15/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

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.

CURVE DATA:
C1
R=45.00' (R=45.00')
L=31.92' (L=32.02')
T=25.01'
CH=31.25'
S 84°33'29" E
D=40°38'20" (D=40°46'12")
C2
R=25.00' (R=425.00')
L=19.38' (L=32.02')
T=10.23'
CH=18.90'
S 82°26'39" E
D=44°24'55" (D=44°24'55")

LEGEND
● FOUND # REBAR
○ NO CAP
○ SET PK NAIL IN WALL
W/TAG "PLS 12447"
◇ SET "V" IN SIDEWALK
◇ SET "X" IN SIDEWALK
◇ SET "X" IN DRIVEWAY
P.O.B. POINT OF BEGINNING



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOT 44, SANDIA HILLS, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1993, VOLUME 93-C, FOLIO 42, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE THE ACS MONUMENT DANNY RESET BEARS S 20°22'46" E, A DISTANCE OF 424.32 FEET;

THENCE N 60°14'11" W, A DISTANCE OF 66.50 FEET, TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 29°51'43"E, A DISTANCE OF 89.99 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NARCISCO STREET N.E., SAME POINT BEING NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG A CURVE WITH RADIUS OF 45.00 FEET, ARC OF 31.92 FEET, CHORD OF 31.25 FEET AND CHORD BEARING OF S 84°33'29" E, TO A POINT OF REVERSED CURVE;

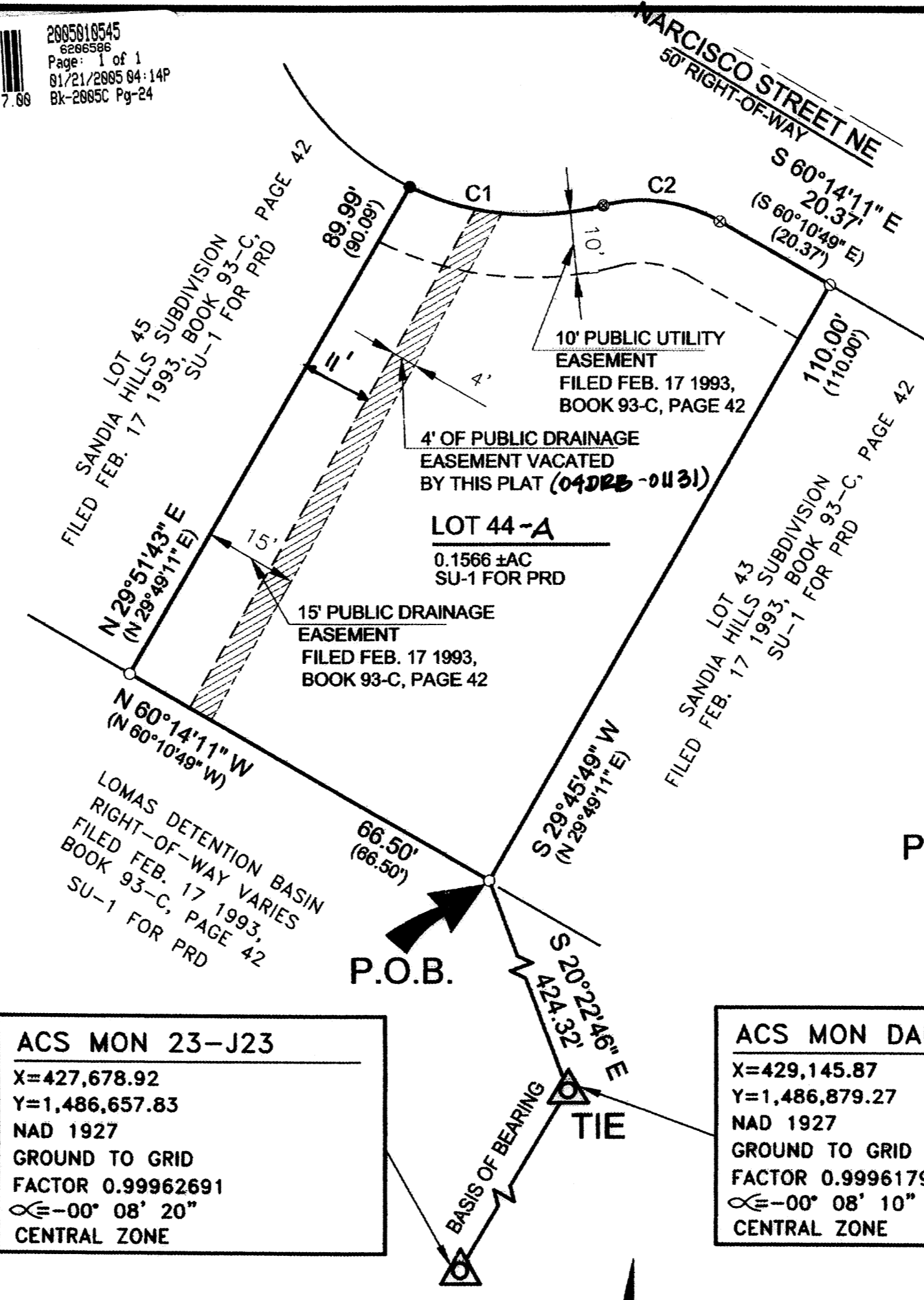
THENCE, ALONG A CURVE WITH RADIUS OF 25.00 FEET, ARC OF 19.38 FEET, CHORD OF 18.90 FEET AND CHORD BEARING OF S 82°26'39" E, TO A POINT OF TANGENCY;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, S 60°14'11"E, A DISTANCE OF 20.37 FEET, TO A POINT;

THENCE, DEPARTING FROM SAID RIGHT-OF-WAY LINE, S 29°45'49"W, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING.

NOW COMPRISING LOT 44-A, SANDIA HILLS SUBDIVISION.

CONTAINING 0.1566 ACRE, MORE OR LESS.



ACS MON 23-J23
X=427,678.92
Y=1,486,657.83
NAD 1927
GROUND TO GRID
FACTOR 0.99962691
∠E=-00° 08' 20"
CENTRAL ZONE

ACS MON DANNY RESET
X=429,145.87
Y=1,486,879.27
NAD 1927
GROUND TO GRID
FACTOR 0.99961796
∠E=-00° 08' 10"
CENTRAL ZONE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO VACATE 4 FEET OF EXISTING PUBLIC DRAINAGE EASEMENT.

SUBDIVISION DATA

1. Plat Case No's	Project #
2. Zone Atlas No.	J-23-Z
3. Gross Subdivision Acreage	0.1566 ACRE ±
4. Original Number of Lots	1
5. Number of Lots Created	1
6. TALOS LOG	2004340263
7. Miles of full width street created	0.00 MILE±
8. Area dedicated to the City of Albuquerque	0.0000 ACRES ±

NOTES:

- BEARINGS ARE STATE PLANE GRID BEARINGS.
- BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD. ALL OTHERS ARE FIELD.
- REFERENCES:
 - CORRECTED PLAT OF SANDIA HILLS SUBDIVISION, FILED FEBRUARY 17, 1993, BOOK 93-C, PAGE 42.

OWNERS' STATEMENT OF CONSENT

THE PLATTING HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Miguel Sherman 10-27-04
MIGUEL SHERMAN DATE

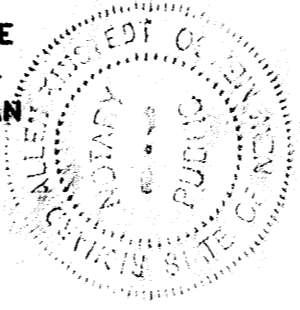
Teresa K. Sherman 10/27/04
TERESA K. SHERMAN DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF October, 2004
BY MIGUEL SHERMAN AND TERESA K. SHERMAN

Richard Allen Kinsella
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/14/07



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 102 305 828 006 040 712

PROPERTY OWNERS OF RECORD:
MIGUEL SHERMAN AND TERESA K. SHERMAN
[Signature]

BERNALILLO COUNTY TREASURER'S OFFICE: 01-20-05
[Signature]

1183 NARCISCO STR. NE

INDEXING INFORMATION FOR COUNTY OF BERNALILLO

SECTION 14, RANGE 4 EAST, TOWNSHIP 10 NORTH

OWNERS: MIGUEL AND TERESA K. SHERMAN
SUBDIVISION: SANDIA HILLS

SURVEYOR'S CERTIFICATION:

I, JOHN L. MIERS, A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY CONDUCTED UNDER MY SUPERVISION; THAT SAID PLAT SHOWS ACCURATE DIMENSIONS AND LAND AREAS, ALL EASEMENTS OF PUBLIC RECORD OR MADE KNOWN TO ME BY THE LAND OWNER, UTILITY COMPANIES OR AGENCIES EXPRESSING AN INTEREST; THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT THE SURVEY IS TRUE AND CORRECT.

[Signature] 8-18-04
JOHN L. MIERS, NMPLS 12447 DATE



RHOMBUS P.A., INC.
FACILITIES ENGINEERS • ENVIRONMENTAL CONSULTANTS

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