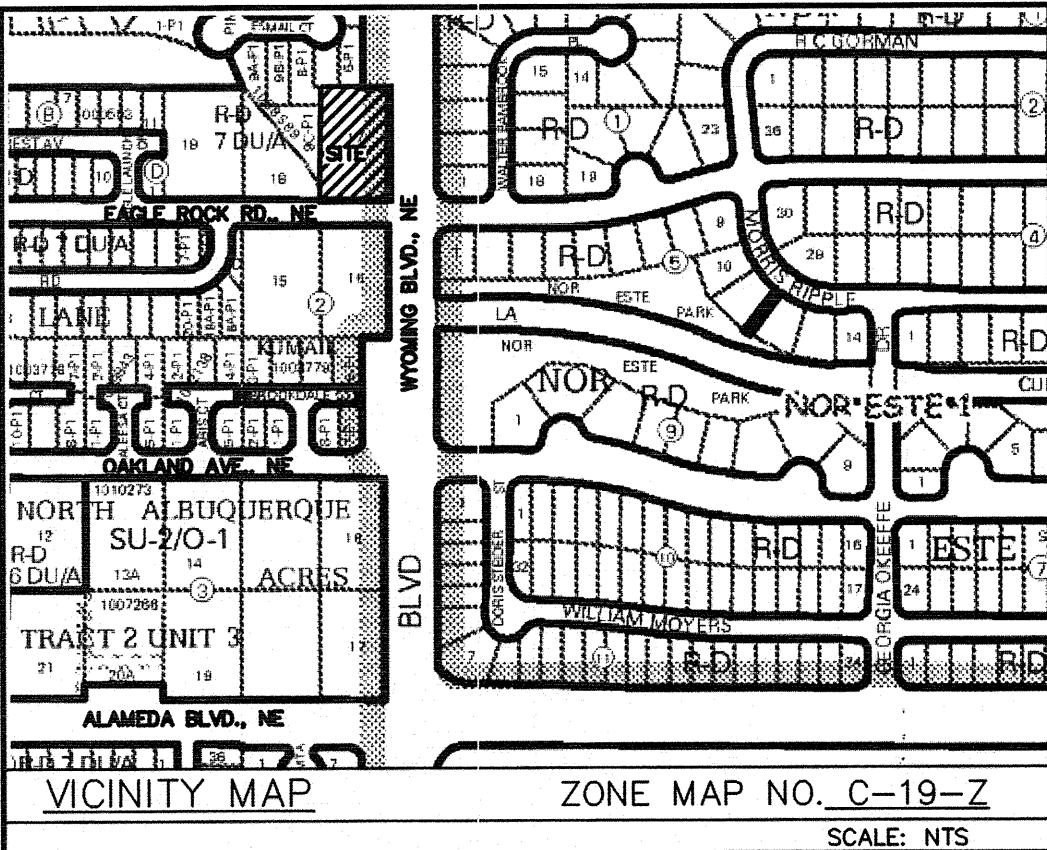


PLAT OF
 LOTS 1-P1 THRU 4-P1
 ROHAN SUBDIVISION

WITHIN
 SECTION 18, T. 11 N., R. 4 E., N.M.P.M.
 AS PROJECTED IN THE ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2016



LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND COMPRISING OF LOT 17, OF BLOCK NUMBERED 1, IN TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931, IN VOLUME D, FOLIO 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 17, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 55°10'54" E, AND A DISTANCE OF 3172.98 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.04 FEET, TO AN ANGLE POINT AND A POINT BEING THE INTERSECTION OF THE CENTERLINE OF EAGLE ROCK AVE. N.E., THENCE;

ALONG THE CENTERLINE OF EAGLE ROCK AVE., N. 89°37'22" W., 165.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE,

N. 00°14'51" E., 264.02 FEET TO NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE,

S. 89°37'50" E., 165.33 FEET TO NORTHEAST SOUTHEAST CORNER AND THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED, AND CONTAINING 1.0034 ACRE (43,707.31 SF) MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON WYOMING BLVD. AND EAGLE RANCH RD., (135.35 SF., 0.0149 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON WYOMING BLVD., NE, AND EAGLE RANCH RD., NE, (28,865.46 SF., 0.6627 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER SIGNATURE: Esmail Haidari DATE: 06-07-2016

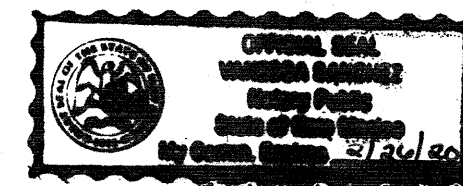
OWNER PRINT NAME: SENMAR, LLC, OWNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JUNE

20 16, BY ESMAIL Haidari, MANAGING MEMBER

Vanessa Sanchez
 NOTARY MY COMMISSION EXPIRES: 02/26/20



PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS:

Soren M. Rivas P.S. 6/8/16
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWJA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

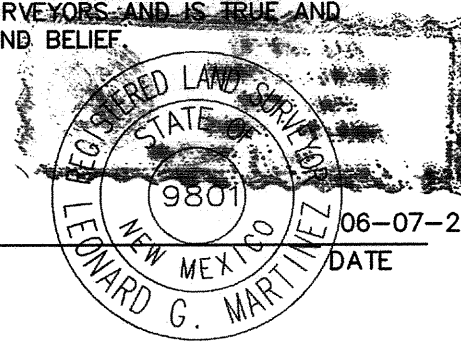
CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez
 LEONARD MARTINEZ P.S. # 9801
 DATE 06-07-2016



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 1 LOTS (17) INTO 4 NEW RESIDENTIAL LOTS. GRANT NEW EASEMENTS AS SHOWN AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT "7-C19".
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS R-D.
- 6: NUMBER OF EXISTING TRACTS/LOTS.....1 LOT
- 7: NUMBER OF TRACTS/LOTS CREATED.....4 LOTS
- 8: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- 9: A BLANKET CROSS LOTS DRAINAGE EASEMENT GRANTED BY THIS PLAT. ALL THE LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
- 10: TOTAL GROSS AREA OF SITE IS 1.0034 ACRE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

**SBS CONSTRUCTION
 AND ENGINEERING, LLC**
 10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)804-5013