

**PLAT OF  
TRACT A  
LANDS OF JESUS ESPINOZA  
SITUATE WITHIN SECTION 9, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2004**

**LEGAL DESCRIPTION**  
A certain parcel of land situate within Section 9, Township 10 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of a certain vacated portion of the M.R.G.C.D. Alameda Lateral right-of-way being a strip of land twenty-five feet (25) in width lying immediately east of and adjacent to Lot 20, Block 4A, of the W. B. Dennis Replat of the Westerly portion of Franciscan Acres, filed June 6, 1940, in Book D, page 55, TOGETHER WITH a strip of land twenty-five feet (25) in width lying immediately west of and adjacent to Lot 50, Block 4C, of the Consolidated Land Company's Replat of a portion of Franciscan Acres, filed October 25, 1941, in Book C, page 123, said parcel being created by Warranty Deed filed May 21, 1998 in Book 9810, page 1299, and being more particularly described as follows:  
BEGINNING at the northwest corner of said tract herein described, being a point on the south right-of-way of Prospect Avenue N.E.; whence the City Control Station NM 47-13 bears N 63° 21' 36" W, 1909.19 feet distant; thence from said point of beginning S 79° 51' 32" E, 59.42 feet along said south right-of-way of Prospect Avenue N.E. to the northeast corner of said tract herein described; thence leaving said right-of-way S 22° 41' 18" E, 177.95 feet to the Southeast corner of said tract herein described; thence N 79° 51' 32" W, 59.93 feet to the southwest corner of said tract herein described; thence N 22° 33' 02" W, 177.68 feet to the point of beginning and containing 0.2049 acres, more or less.

**DISCLOSURE STATEMENT**  
THE PURPOSE OF THIS PLAT IS TO PREPARE A TRACT OF LAND DESCRIBING AN EXISTING DEEDED PARCEL OF LAND.



**FREE CONSENT**  
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Jesus Espinoza Melinda Salazar DATE: 12-27-04  
OWNER(S) PRINT NAME: Jesus Espinoza Melinda Salazar  
ADDRESS: 330 PROSPECT AVE, NE ALBUQUERQUE, NM 87102 TRACT: \_\_\_\_\_  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
) SS  
COUNTY OF BERNALILLO )  
NOTARIAL SEAL  
Sarah Amato  
10/01/05  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF DECEMBER, 2004.  
BY: JESUS E. ESPINOZA MELINDA SALAZAR  
MY COMMISSION EXPIRES: 10/01/05 Sarah Amato  
NOTARY PUBLIC

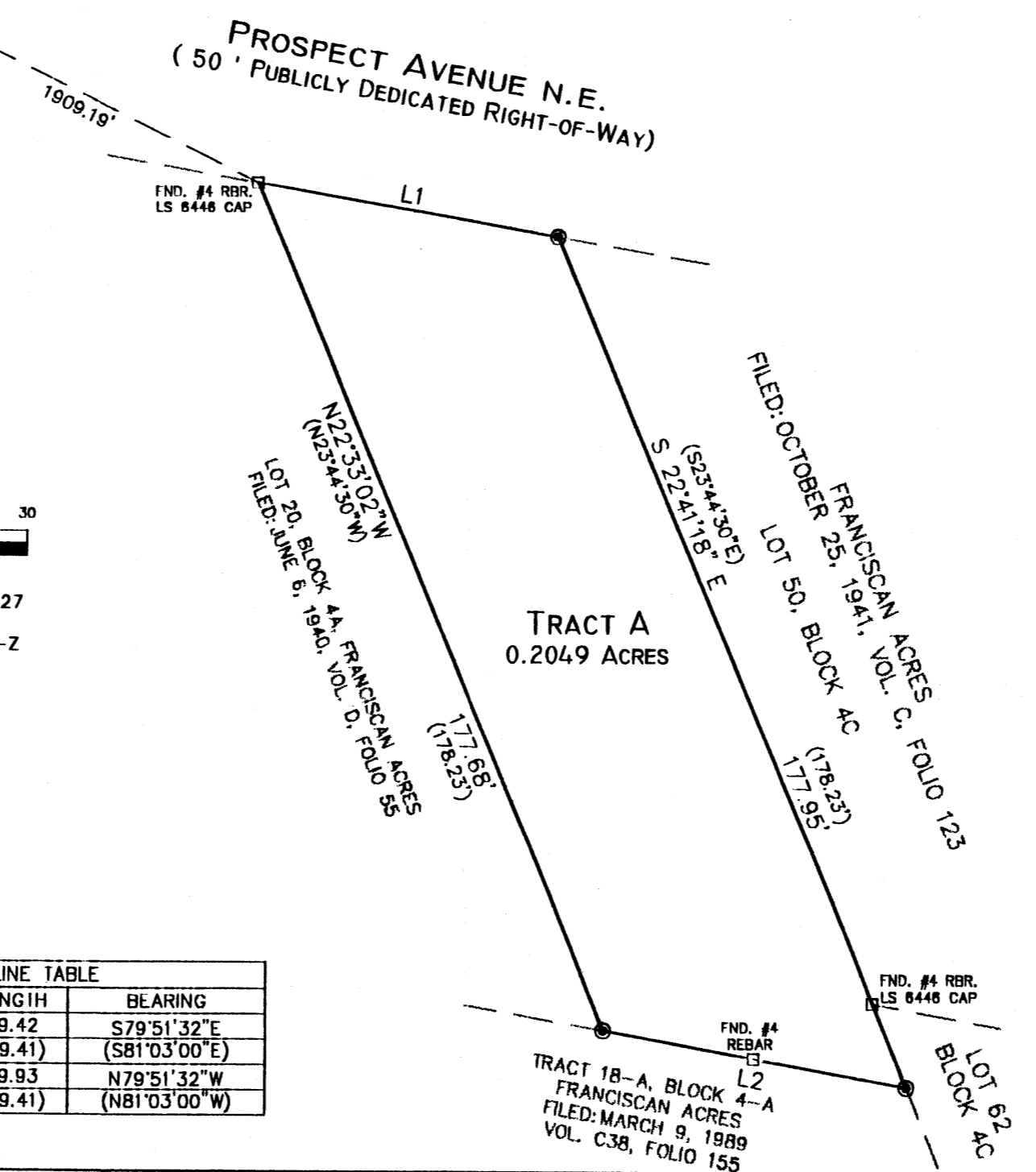
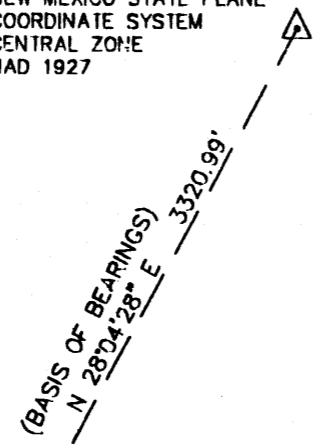
**Vicinity Map**

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 6-G15 AND NMSHC MONUMENT NM47-13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF FRANCISCAN ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 1940 IN VOLUME D, FOLIO 55 AND OCTOBER 25, 1941 IN VOLUME C, FOLIO 123.
6. GROSS AREA: 0.2049 ACRES
7. NUMBER OF EXISTING PARCELS: 1
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED.

STATION: ACS 6-G15  
X = 383824.73  
Y = 1498559.33  
GROUND TO GRID = 0.9996775  
DELTA ALPHA = -00°13'24.5"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

STATION: NMSHC NM47-13  
X = 382282.47  
Y = 1495630.34  
GROUND TO GRID = 0.99967825  
DELTA ALPHA = -00°13'35"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927



CITY APPROVALS: PROJECT NO.: 1003184 APPLICATION NO. 05 DRB-00007

<u>Ph B Hart</u>	<u>1-3-05</u>
CITY SURVEYOR	DATE
<u>Mike Sy</u>	<u>1-12-05</u>
TRAFFIC ENGINEERING	DATE
<u>Christine Sandoral</u>	<u>1/12/05</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A Green</u>	<u>1-12-05</u>
UTILITIES DEVELOPMENT	DATE
<u>Rhob Douth</u>	<u>1-12-05</u>
A.M.A.E.C.A.	DATE
<u>Rhob Douth</u>	<u>1-12-05</u>
CITY ENGINEER	DATE
<u>Sharon Nelson</u>	<u>1/12/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E Gritsko Dec 21, 2004  
Gary E. Gritsko Date  
New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

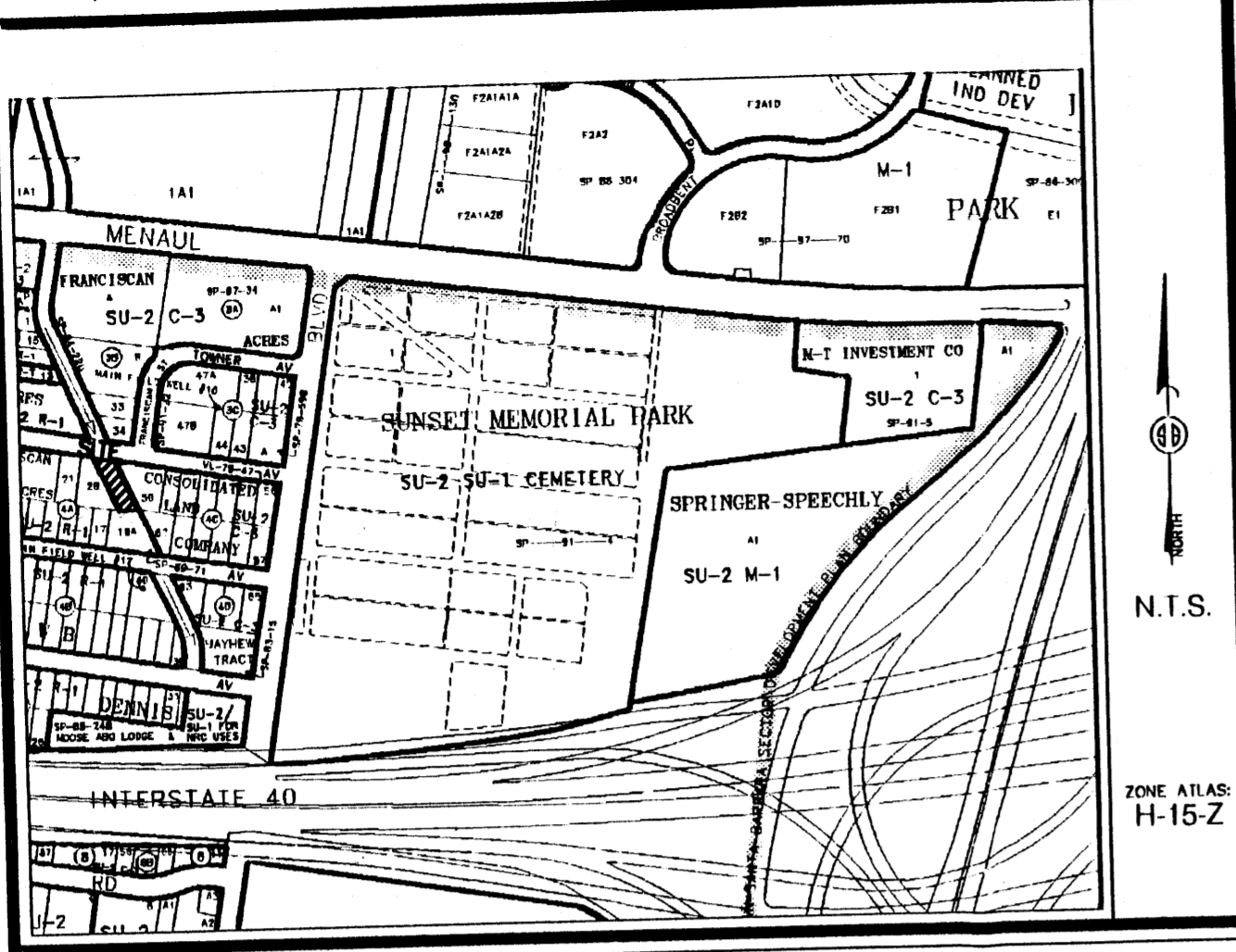
333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T10N R3E SEC. 9**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: 4-015-059-053211-310-14  
PROPERTY OWNER OF RECORD:  
Jesus Espinoza  
BERNALILLO COUNTY TREASURERS OFFICE:  
Juanita A. Choyle 01-12-05

LINE	LENGTH	BEARING
L1	59.42 (59.41)	S79°51'32"E (S81°03'00"E)
L2	59.93 (59.41)	N79°51'32"W (N81°03'00"W)

TALOS LOG # 2004-5213-72



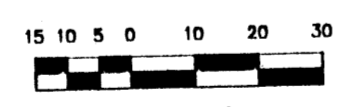
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 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927



PROJECT NO. 0411PB27  
 DRAWN BY: RS  
 ZONE ATLAS: H-15-Z  
 336PROS.CR5

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE:

LINE	LENGTH	BEARING
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 OWNER(S) PRINT NAME: JESUS ESPINOZA MELINDA SALAZAR TRACT: \_\_\_\_\_  
 ADDRESS: 330 PROSPECT AVE, N.E. ALBUQUERQUE, NM 87102  
 ACKNOWLEDGMENT  
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 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/01/05 DAY OF DECEMBER, 2004.  
 BY: JESUS & MELINDA SALAZAR  
 MY COMMISSION EXPIRES: 10/01/05 Sarah Amato  
 NOTARY PUBLIC

**PLAT OF TRACT A LANDS OF JESUS ESPINOZA SITUATE WITHIN SECTION 9, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2004**

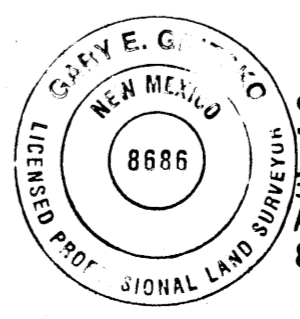
**DISCLOSURE STATEMENT**  
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*Final*  
 PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 1/12/05

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u> CITY SURVEYOR		<u>1-3-05</u> DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

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Gary E. Gritsko Dec 21, 2004  
 Gary E. Gritsko  
 New Mexico Professional Surveyor, 8686  
 Date



**SURVEYS SOUTHWEST LTD.**

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 ALBUQUERQUE, NEW MEXICO  
 87102

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