

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 MONUMENTS 7-H13 AND 8-H13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE BOUNDARY SURVEY PLAT OF TRACTS 60 A-2, 60 B AND 86-A, M.R.G.C.D. MAP NO. 35, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 7, 2003 IN BOOK 2003S, PAGE 41.
6. GROSS AREA: 1.0637 ACRES
7. NUMBER OF EXISTING TRACTS: 3
8. NUMBER OF LOTS CREATED: 7
9. THE THIRTY (30) FOOT PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 1 THROUGH 7 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED R-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1-013-050-045-386-2042/  
 PROPERTY OWNER OF RECORD:  
 Elyse Dawn & Melodie O.  
 BERNALILLO COUNTY TREASURERS OFFICE:  
 P. Rodriguez 2/7/06

LEGAL DESCRIPTION

A certain tract of land, being and comprising Tracts 60 A-2, 60-B and 86-A as the same are shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35, situate within projected Section 7, T. 10 N., R. 3 E., N.M.P.M., Town of Atrisco Grant, Bernalillo County, New Mexico and being more particularly described as follows: BEGINNING at the Southwest corner of said tract herein described, being a point on the Easterly right-of-way of Rio Grande Boulevard N.W., whence ACS Control Station 7-H13 bears S 15°59'39" E, 645.85 feet distant; thence from said point of beginning N 16°08'55" W, 206.93 feet along said Easterly right-of-way to the Northwest corner of said tract herein described; thence, leaving said Easterly right-of-way, S 80°31'17" E, 306.00 feet to the Northeast corner of said tract herein described; thence, S 07°14'51" W, 87.23 feet to an angle point; thence, S 07°00'09" W, 71.75 feet to the Southeast corner of said tract herein described; thence, N 87°36'31" W, 224.71 feet to the point of beginning, and containing 1.0637 acres, more or less.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Gary L. Eyster, Trustee DATE: 4/29/05  
 OWNER(S) PRINT NAME: Gary L. Eyster & Melodie O. Eyster Revocable Trust  
 ADDRESS: PO Box 112473 Albuquerque, NM 87119 TRACT:  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF APRIL, 2005.  
 BY: GARY L. EYSTER, TRUSTEE, GARY L. EYSTER & MELODIE O. EYSTER REV. TRUST.  
 MY COMMISSION EXPIRES: 10/01/09  
Sarah Armato  
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. 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.

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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERRECTED 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, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

PLAT OF  
 LOTS 1 THROUGH 7  
 THE BOULEVARD AT RIO GRANDE  
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2005  
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING TRACTS INTO SEVEN (7) NEW LOTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AND TO GRANT EASEMENT(S) AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003861 APPLICATION NO. 05028-00781  
04028-01983  
G. E. Gritsko 5-2-05  
 CITY SURVEYOR DATE  
John D. ... 11-23-05  
 TRAFFIC ENGINEERING DATE  
Christina Sandoval 11/23/05  
 PARKS & RECREATION DEPARTMENT DATE  
William J. Balca 2/13/06  
 UTILITIES DEVELOPMENT DATE  
Bradley J. Bingham 11/23/05  
 A.M.A.F.C.A. DATE  
Bradley J. Bingham 11/23/05  
 CITY ENGINEER DATE  
D. ... 11/25/05  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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, show 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 meet 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 April 29, 2005  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

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

T10N R3E SEC. 7

**PLAT OF  
LOTS 1 THROUGH 7  
THE BOULEVARD AT RIO GRANDE  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2005  
SHEET 2 OF 2**

TRACT 6D-A-1  
M.R.G.C.D. MAP NO. 35

LOT 12, EL NIDO  
FILED 5-12-1964  
(C6, 13)

LOT 11, EL NIDO  
FILED 5-12-1964  
(C6, 13)

LOT 10, EL NIDO  
FILED 5-12-1964  
(C6, 13)

619.81 SQ.FT. ADDITIONAL PUBLIC  
STREET RIGHT-OF-WAY DEDICATED  
TO THE CITY OF ALBUQUERQUE WITH  
THE FILING OF THIS PLAT

LOT 1  
6000.00 Sq.Ft.

LOT 2  
6000.00 Sq.Ft.

LOT 3  
7,087.46 Sq.Ft.

LOT 4  
6,343.05 Sq.Ft.

LOT 2, BLOCK 6  
EDWARD KROGH ADDN.  
FILED 11-24-1950  
(C1, 110)

LOT 1, BLOCK 6  
EDWARD KROGH ADDN.  
FILED 11-24-1950  
(C1, 110)

30' PRIVATE ACCESS ESMT., PUBLIC SEWER & WATER ESMT. & PUBLIC UTILITY ESMT.  
AND GRANTED TO A.B.C.W.U.A. WITH THE FILING OF THIS PLAT

LOT 7  
6,863.16 Sq.Ft.

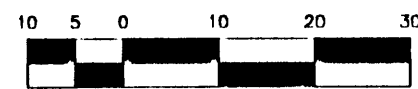
LOT 6  
7,205.15 Sq.Ft.

LOT 5  
6,214.37 Sq.Ft.

TRACT 86-B-1  
M.R.G.C.D. MAP NO. 35

TRACT 86-B-2  
M.R.G.C.D. MAP NO. 35

RIO GRANDE BOULEVARD N.M.  
80' RIGHT-OF-WAY



SCALE: 1" = 20'  
PROJECT NO. 0504PB20  
DRAWN BY PGB  
ZONE ATLAS: H-13-Z  
AKENN.CRS

**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED

STATION 7-1113  
X = 373,707.44  
Y = 1,495,715.38  
GROUND TO GRID = 0.9996810  
DELTA ALPHA = -00°14'34"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV. = 4961.75

STATION 8-1113  
X = 374,102.61  
Y = 1,494,995.82  
GROUND TO GRID = 0.9996809  
DELTA ALPHA = -00°14'31"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927



Mary Herrera Bern. Co. PLAT R 12.08 BK-2686C Pg-54

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6416416  
Page: 2 of 2  
82/17/2686 68-388  
BK-2686C Pg-54

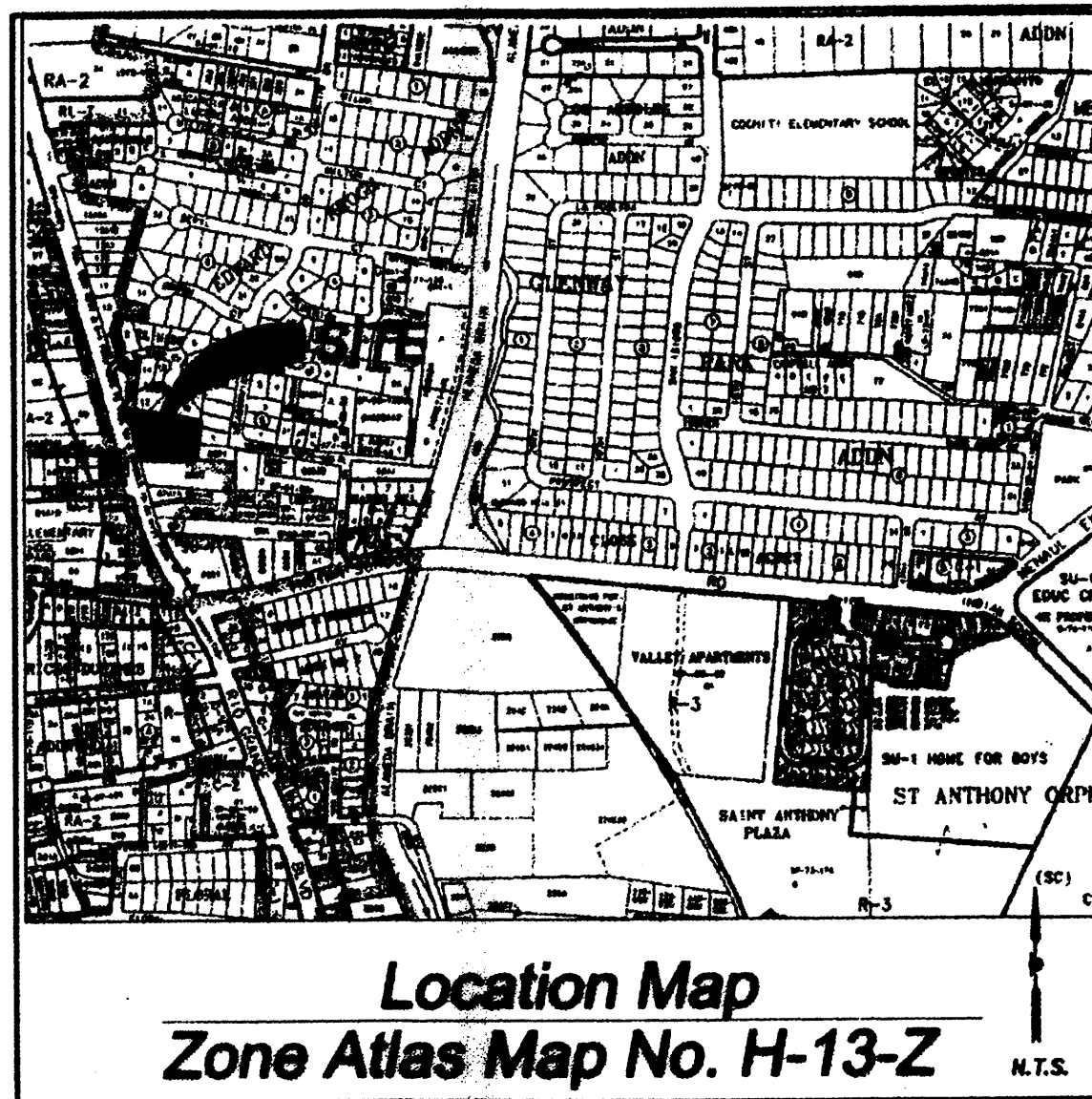
**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T10N R3E SEC. 7**

**Boundary Survey Plat for**  
**John L. and Darlene Cordero**  
**Tracts 60-A-2 and 60-B**  
**M.R.G.C.D. Map No. 35**  
 Bernalillo County, New Mexico  
 July 2002



**Legal Description**

TRACTS 60-A-2 AND 60-B, AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 60-A-2 and 60-B:**

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 60-A-2, MARKED BY A FOUND NUMBER 4 REBAR, FROM WHENCE THE ACS MONUMENT 7-H13, A BRASS CAP FOUND IN PLACE, BEARS S 18°04'51" E, A DISTANCE OF 736.59 FEET;

THENCE, FROM SAID POINT OF BEGINNING ALONG THE EAST RIGHT OF WAY LINE OF RIO GRANDE BLVD., N 16°10'05" W, A DISTANCE OF 114.25 FEET TO A SET REBAR WITH CAP "PS 11993";

THENCE, LEAVING SAID RIGHT OF WAY, S 80°36'00" E, A DISTANCE OF 305.99 FEET TO A SET REBAR WITH CAP "PS 11993";

THENCE, S 07°05'00" W, A DISTANCE OF 87.50 FEET TO A SET REBAR WITH CAP "PS 11993";

THENCE, N 84°02'18" W, A DISTANCE OF 280.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6238 ACRES (27172 SQ.FT.) MORE OR LESS.

**TRACT 86-A:**

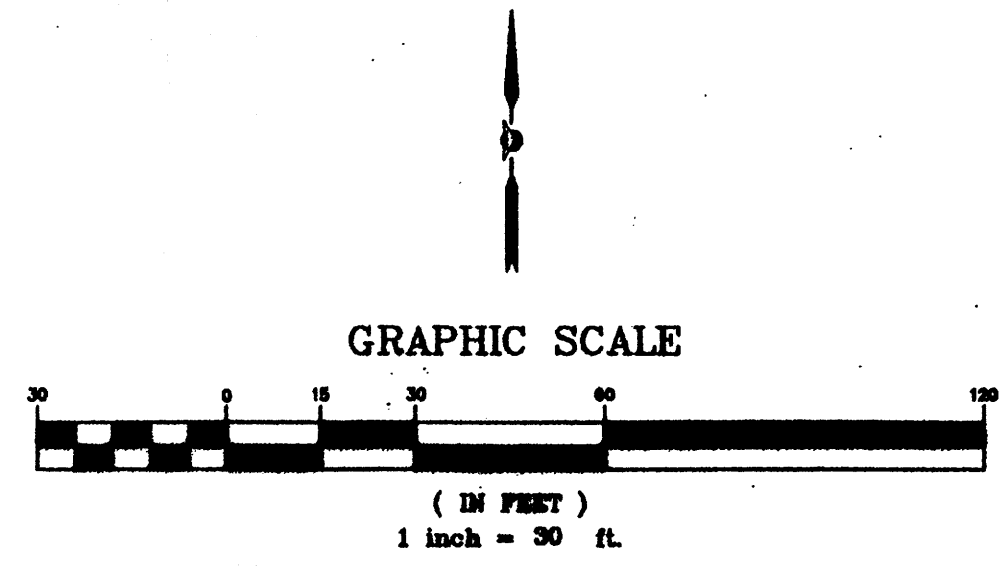
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 60-B, MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE THE ACS MONUMENT 7-H13, A BRASS CAP FOUND IN PLACE, BEARS S 16°15'07" E, A DISTANCE OF 645.98 FEET;

THENCE, FROM SAID POINT OF BEGINNING ALONG THE EAST RIGHT OF WAY LINE OF RIO GRANDE BLVD., N 16°10'05" W, A DISTANCE OF 92.81 FEET TO A FOUND NUMBER 4 REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, S 84°02'18" E, A DISTANCE OF 280.69 FEET TO A SET REBAR WITH CAP "PS 11993";

THENCE, S 07°11'27" W, A DISTANCE OF 71.75 FEET TO A SET REBAR WITH CAP "PS 11993";

THENCE, N 87°37'26" W, A DISTANCE OF 224.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.4411 ACRES (19,214 SQ. FT.) MORE OR LESS.



**Legend**

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DENOTED
●	SET REBAR WITH CAP "PS 11993"
○	BLOCK WALL
○	UTILITY POLE
○	WATER METER
○	GAS METER
EO	ELECTRIC METER
—U—	OVERHEAD UTILITY LINES
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
—X—	BAMBOO FENCE
—	EXISTING CURB

**Statement of Encroachments**

Ⓐ CORNER OF HOUSE ENCLOSES 0.2 FEET INTO RIGHT OF WAY FOR RIO GRANDE BLVD.

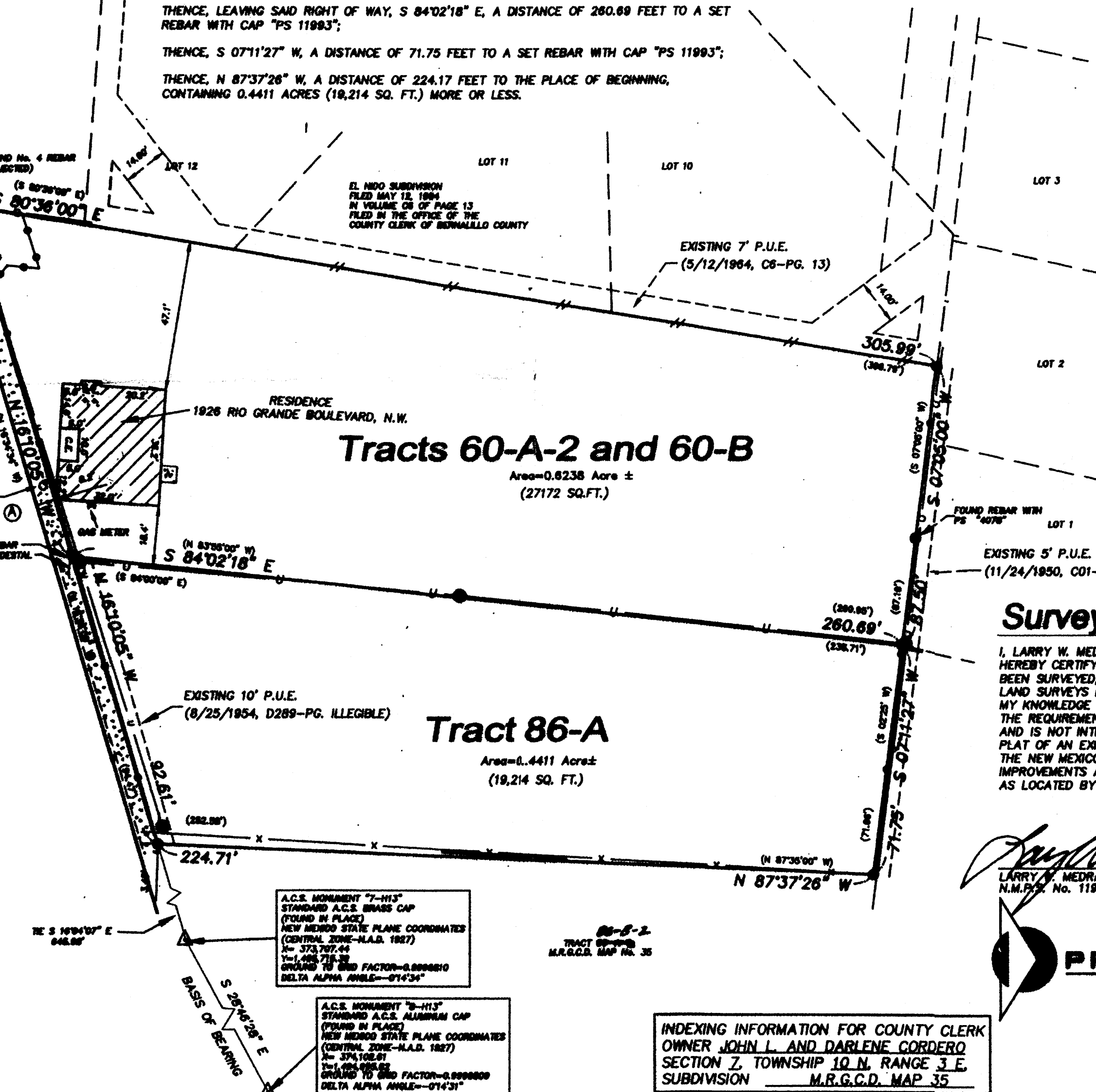
**Notes**

1. FIELD SURVEY PERFORMED ON JULY 14, 2002.
2. ALL BEARINGS ARE GROUND BEARINGS.
3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. AS TO THE TITLE MATTERS SHOWN HEREON, PRECISION SURVEYS, INC. HAS RELIED SOLELY ON THE TITLE COMMITMENT PREPARED BY RIO GRANDE TITLE COMMITMENT NUMBER 02202946PW, DATED JULY 12, 2002. PRECISION SURVEYS, INC. MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.
7. UPC # 1-013-058-045-386-2-04-21.
8. RIGHT OF WAY EASEMENT RECORDED APRIL 6, 1953 IN BOOK D138, PAGE 163, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT ILLEGIBLE.
9. EASEMENT RECORDED AUGUST 25, 1954 IN BOOK D289, PAGE 19, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT ILLEGIBLE.
10. EASEMENT RECORDED APRIL 6, 1953 IN BOOK D238, PAGE 155, RECORDS OF COUNTY, NEW MEXICO. DOCUMENT ILLEGIBLE.

**Owner's Affidavit**

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LANDS AS IT PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION, A CREATION OF A NEW LOT, OR A RECOMBINATION OF MORE THAN ONE TRACT.

John L. Cordero 11-14-02 DATE  
 Darlene Cordero 11/14/02 DATE



**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE AN EXISTING PARCEL. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. NO ENCROACHMENTS EXIST EXCEPT AS NOTED AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

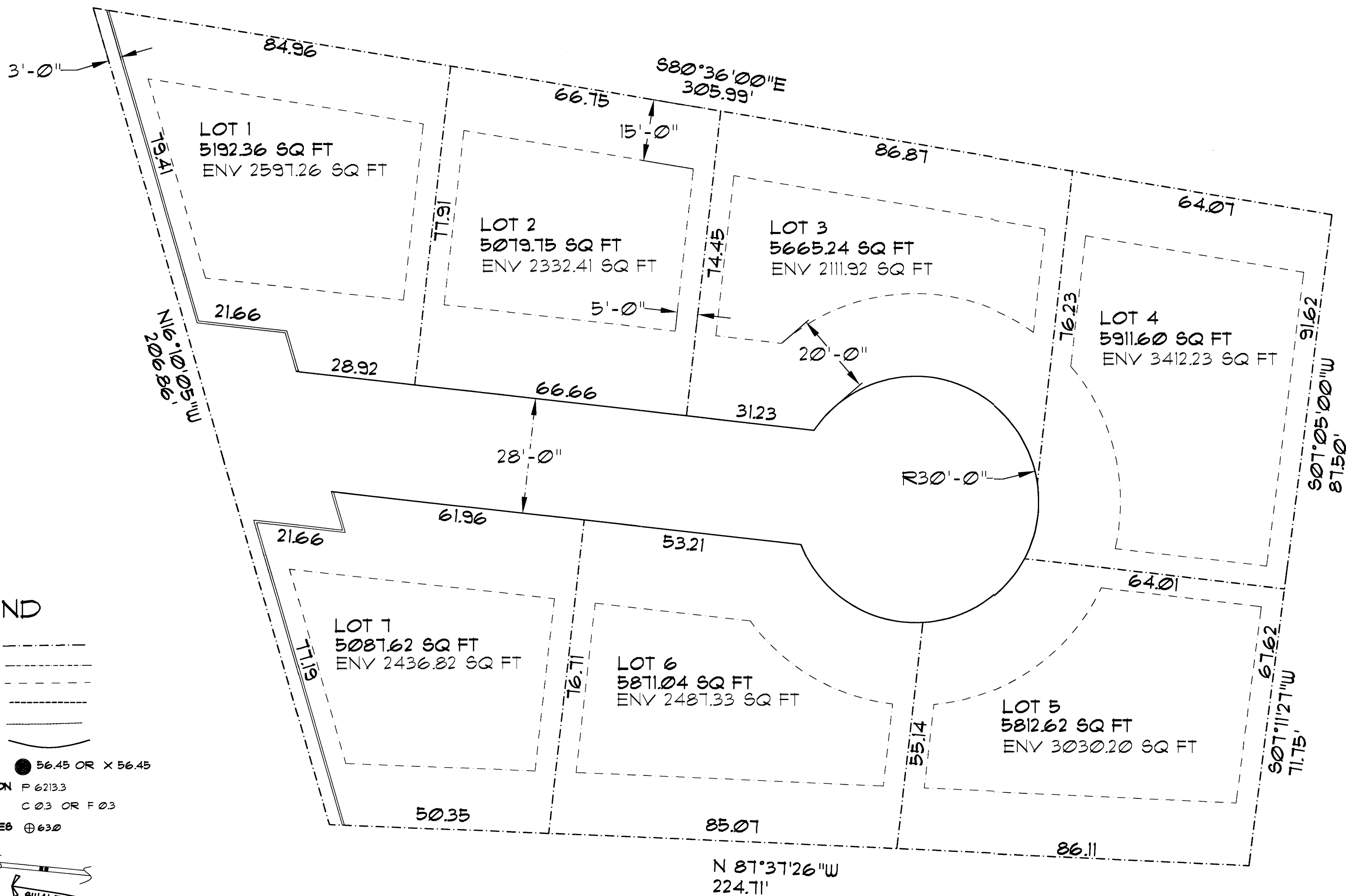
Larry W. Medrano 7/10/2002 DATE  
 LARRY W. MEDRANO N.M.P.S. No. 11993

**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

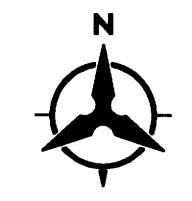
INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER JOHN L. AND DARLENE CORDERO  
 SECTION 7, TOWNSHIP 10 N, RANGE 3 E,  
 SUBDIVISION M.R.G.C.D. MAP 35





LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BLDG ENVELOPE
- PUBLIC EASEMENT
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION 56.45 OR X 56.45
- PROPOSED SPOT ELEVATION P 6213.3
- PROPOSED CUT OR FILL C 0.3 OR F 0.3
- CONCRETE FINISHED GRADES 63.0
- CANALE
- CMU TURNED AS DRAIN
- SWALE
- SLOPE TO DRAIN
- HARVEST AREA/FLOW SPREADER SHOWING LIMITS OF GRADING
- DRYSTACK STONE RETAINER
- DRAINAGE AREA
- 12" GRATED INLET
- 6" DIAMETER PVC DRAIN
- 2 TO 4" COBBLE FLOWPATH



SCALE 1" = 20'

1926 RIO GRANDE NW

**PLAT OF  
 LOTS 1 THROUGH 7  
 THE BOULEVARD AT RIO GRANDE  
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2005  
 SHEET 2 OF 2**

619.81 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

FND #4 REBAR W/CAP LS11993

TRACT 6D-A-1  
 M.R.G.C.D. MAP NO. 35

LOT 12, EL NIDO  
 FILED 5-12-1964  
 (C6, 13)

LOT 11, EL NIDO  
 FILED 5-12-1964  
 (C6, 13)

LOT 10, EL NIDO  
 FILED 5-12-1964  
 (C6, 13)

LOT 2, BLOCK 6  
 EDWARD KROGH ADDN.  
 FILED 11-24-1950  
 (C1, 110)

LOT 1, BLOCK 6  
 EDWARD KROGH ADDN.  
 FILED 11-24-1950  
 (C1, 110)

TRACT 86-B-1  
 M.R.G.C.D. MAP NO. 35

TRACT 86-B-2  
 M.R.G.C.D. MAP NO. 35

RIO GRANDE BOULEVARD N.W.  
 80' RIGHT-OF-WAY

LOT 1  
 6000.00 Sq.Ft.

LOT 2  
 6000.00 Sq.Ft.

LOT 3  
 7,087.46 Sq.Ft.

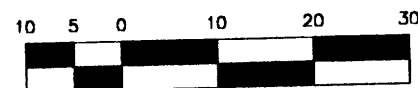
LOT 4  
 6,343.05 Sq.Ft.

LOT 7  
 6,863.16 Sq.Ft.

LOT 6  
 7,205.15 Sq.Ft.

LOT 5  
 6,214.37 Sq.Ft.

32' PRIVATE ACCESS ESMT., PUBLIC SEWER & WATER ESMT. & PUBLIC UTILITY ESMT.



SCALE: 1" = 20'  
 PROJECT NO. 0504PB20  
 DRAWN BY PGB  
 ZONE ATLAS: H-13-Z  
 AKENN.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

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 Y = 1,495,715.39  
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 DELTA ALPHA = -0014'34"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927  
 ELEV. = 4961.75

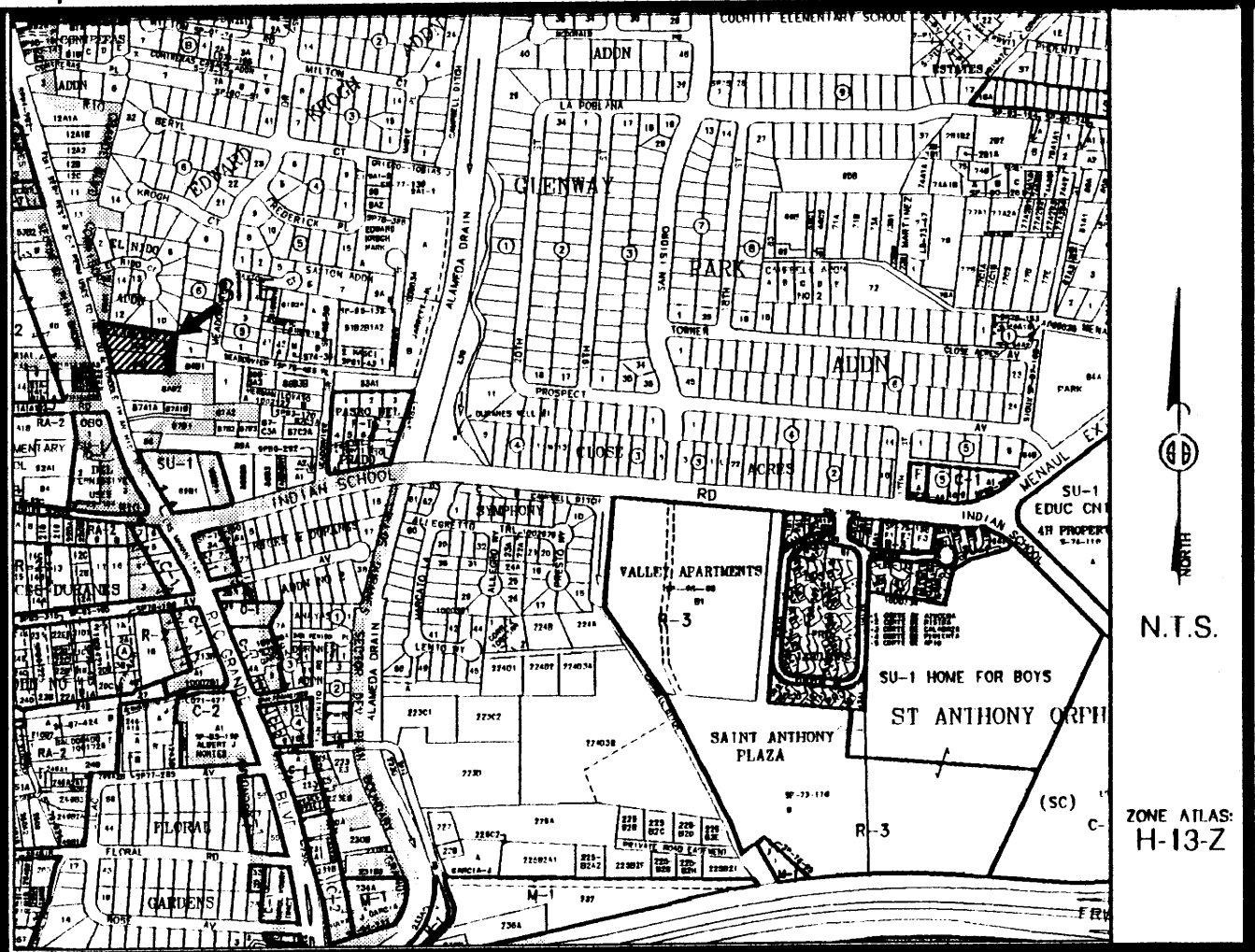
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 X = 374,102.61  
 Y = 1,494,995.82  
 GROUND TO GRID = 0.9996809  
 DELTA ALPHA = -0014'31"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**T10N R3E SEC. 7**



Vicinity Map

**SUBDIVISION DATA / NOTES**

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6. GROSS AREA: 1.0637 ACRES
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8. NUMBER OF LOTS CREATED: 7
9. THE TWENTY EIGHT (28) FOOT PRIVATE ACCESS EASEMENT, PUBLIC SEWER AND WATER EASEMENT AND PUBLIC UTILITY EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 1 THROUGH 7 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED R-1.

*Handwritten note:* 28' Private Access Easement

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

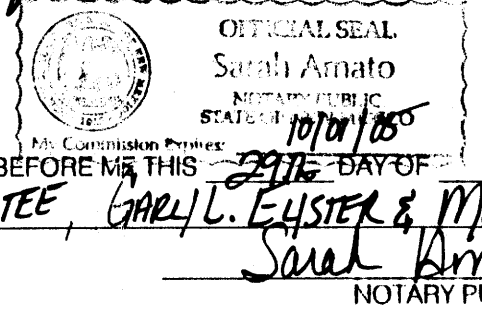
**LEGAL DESCRIPTION**

A certain tract of land, being and comprising Tracts 60-A-2, 60-B and 66-A as the same are shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35, situate within projected Section 7, T. 10 N., R. 3 E., N.M.P.M., Town of Atrisco Grant, Bernalillo County, New Mexico and being more particularly described as follows: BEGINNING at the Southwest corner of said tract herein described, being a point on the Easterly right-of-way of Rio Grande Boulevard N.W., whence ACS Control Station 7-H13 bears S 15°59'39" E, 645.85 feet distant; thence from said point of beginning N 16°08'55" W, 206.93 feet along said Easterly right-of-way to the Northwest corner of said tract herein described; thence, leaving said Easterly right-of-way, S 80°31'17" E, 306.00 feet to the Northeast corner of said tract herein described; thence, S 07°14'51" W, 87.23 feet to an angle point; thence, S 07°00'09" W, 71.75 feet to the Southeast corner of said tract herein described; thence, N 87°36'31" W, 224.71 feet to the point of beginning, and containing 1.0637 acres, more or less.

**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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Gary L. Eyster, Trustee DATE: 4/29/05  
 OWNER(S) PRINT NAME: Gary L. Eyster & Melodie D. Eyster Revocable Trust  
 ADDRESS: PO BOX 10475 Albuquerque, NM 87191 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF APRIL, 2005.  
 BY: GARY L. EYSTER, TRUSTEE, GARY L. EYSTER & MELODIE D. EYSTER REV. TRUST.  
 MY COMMISSION EXPIRES: 10/01/05  
Sarah Arnato  
 NOTARY PUBLIC



**PLAT OF  
 LOTS 1 THROUGH 7  
 THE BOULEVARD AT RIO GRANDE  
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2005  
 SHEET 1 OF 2**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING TRACTS INTO SEVEN (7) NEW LOTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AND TO GRANT EASEMENTS AS SHOWN.

**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 5/11/05  
 APPLICATION NO. \_\_\_\_\_**

CITY APPROVALS: PROJECT NO.:	5-2-05
CITY SURVEYOR	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

**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 April 29, 2005  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102  
**T10N R3E SEC. 7**