

LOCATION MAP J-13-Z

PURPOSE OF PLAT

- 1. To create Lot 4-A, 5-A and 6-A as shown hereon.
- 2. To correct lot lines as shown hereon.

SUBDIVISION DATA

- 1. DRB Case No.: 15DRB-70348
- 2. Project No.: 1003885
- 3. Zone Atlas Index No.: J-13-Z
- 4. Total Number of Lots created: 3
- 5. Total Number of existing Lots: 3
- 6. Total Number of Tracts created: 0
- 7. Gross Subdivision Acreage: 0.2843 Acres

NOTES

- 1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats of record entitled: "BELL TRADING POST HOMES", (04-20-2006, 2006C-128) all being records of Bernalillo County, New Mexico.
- 5. Field Survey performed in June, 2015.
- 6. City of Albuquerque, New Mexico Zone: SU-2 TH
- 7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 333 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- 8. Title Report: Provided by Fidelity National Title, Commitment No.: 01-1008742-B-VG (Effective Date: 02-16-01)

FREE CONSENT

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. Said owner(s) and/or proprietor(s) do hereby consent to the correction of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 4-A, 5-A and 6-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Family Housing Development Corporation

Ricky E. Davis 8/19/15
Ricky E. Davis, President Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 19th day of August, 2015, this instrument was acknowledged before me by Ricky E. Davis, President, Family Housing Development Corporation, a New Mexico corporation, on behalf of said corporation.

Carrie L. Davis
Notary Public

DOCH 2015089587
10/14/2015 11:14 AM Page: 1 of 2
PLAT R: \$25.00 B: 2015C P: 0121 R, Toulouse Oliver, Bernalillo Cour

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 4, 5 AND 6, BELL TRADING POST HOMES, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 20, 2006, in Plat Book 2006C, Page 128, and containing 0.2843 acres more or less.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a 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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink do not waive or release any easement or easement rights, which may have been granted by prior plat, replat or other document, and which are not shown on this plat.

PURPOSE OF CORRECTION

TO CORRECT ERRONEOUS PROPERTY LINE, EASEMENT AND ACREAGE DATA AS SHOWN HEREON.

CORRECTION PLAT OF
LOT 4-A, 5-A & 6-A
BELL TRADING POST HOMES
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2015

PROJECT NUMBER: 1003885
Application Number: 15DRB-70348

PLAT APPROVAL

Utility Approvals:

[Signature] 9-22-15
Public Service Company of New Mexico Date

[Signature] 9-22-15
New Mexico Gas Company Date

[Signature] 9-22-15
Qwest Corporation dba CenturyLink QC Date

[Signature] 7/23/15
Comcast Date

City Approvals:

[Signature] 9/17/15
Soren P. Reinhardt P.S. City Surveyor Date

[Signature] 10/7/15
Real Property Division Traffic Engineering, Transportation Division Date

[Signature] 10/7/15
Albuquerque-Bernalillo County Water Utility Authority Date

[Signature] 10-7-15
Parks and Recreation Department Date

[Signature] 10-7-15
AMAECA Date

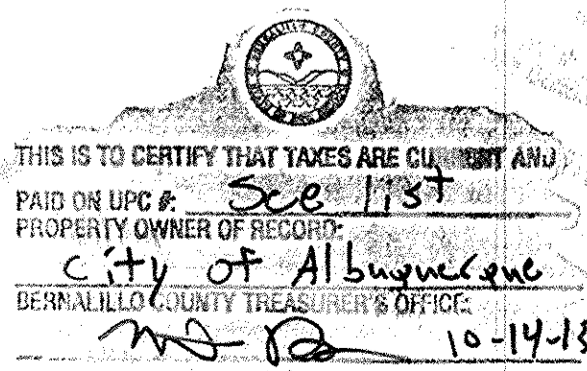
[Signature] 10-7-15
City Engineer Date

[Signature] 10-7-15
DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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."

[Signature] 08/16/2015
Timothy Aldrich, P.S. No. 7719 Date

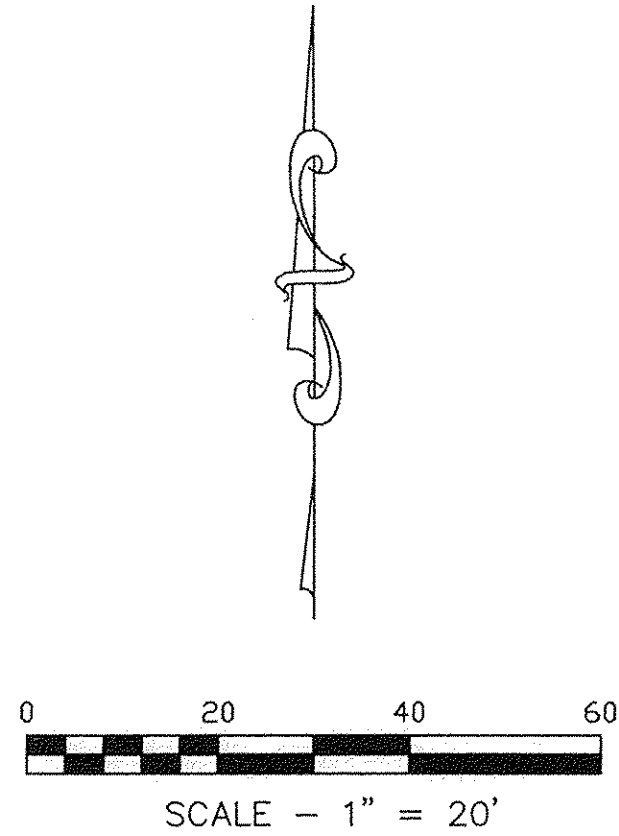


Drawn By: TA	Date: 08-16-15
Checked By: TA	Drawing Name: 04039PL3.DWG
Job No.: 04-039	Sheet: 1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

CORRECTION PLAT OF
 LOT 4-A, 5-A & 6-A
 BELL TRADING POST HOMES
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2015



EASEMENT		
E10	S 79°22'42" E	0.40'
E10	N 11°05'31" E	15.20'
L11	S 34°18'17" E	71.85'
L11	S 34°48'17" E	70.91'
L12	S 32°38'36" E	23.52'
L12	S 32°38'36" E	50.94'
L13	N 79°22'42" W	2.06'
L13	S 46°59'40" E	55.77'
L14	S 32°38'36" E	58.11'
L14	S 11°05'48" W	9.01'
L15	S 47°38'31" E	39.80'
L16	S 11°05'48" W	3.93'
L16	S 11°05'48" W	3.92'

AGRS MONUMENT
 "12-J13"
 N=1489275.084
 E=1517168.92
 C-G=0.999684167
 Δα=-00°14'12.73"
 ELEVATION=4957.502
 CENTRAL ZONE
 (NAD83/NAVD88)

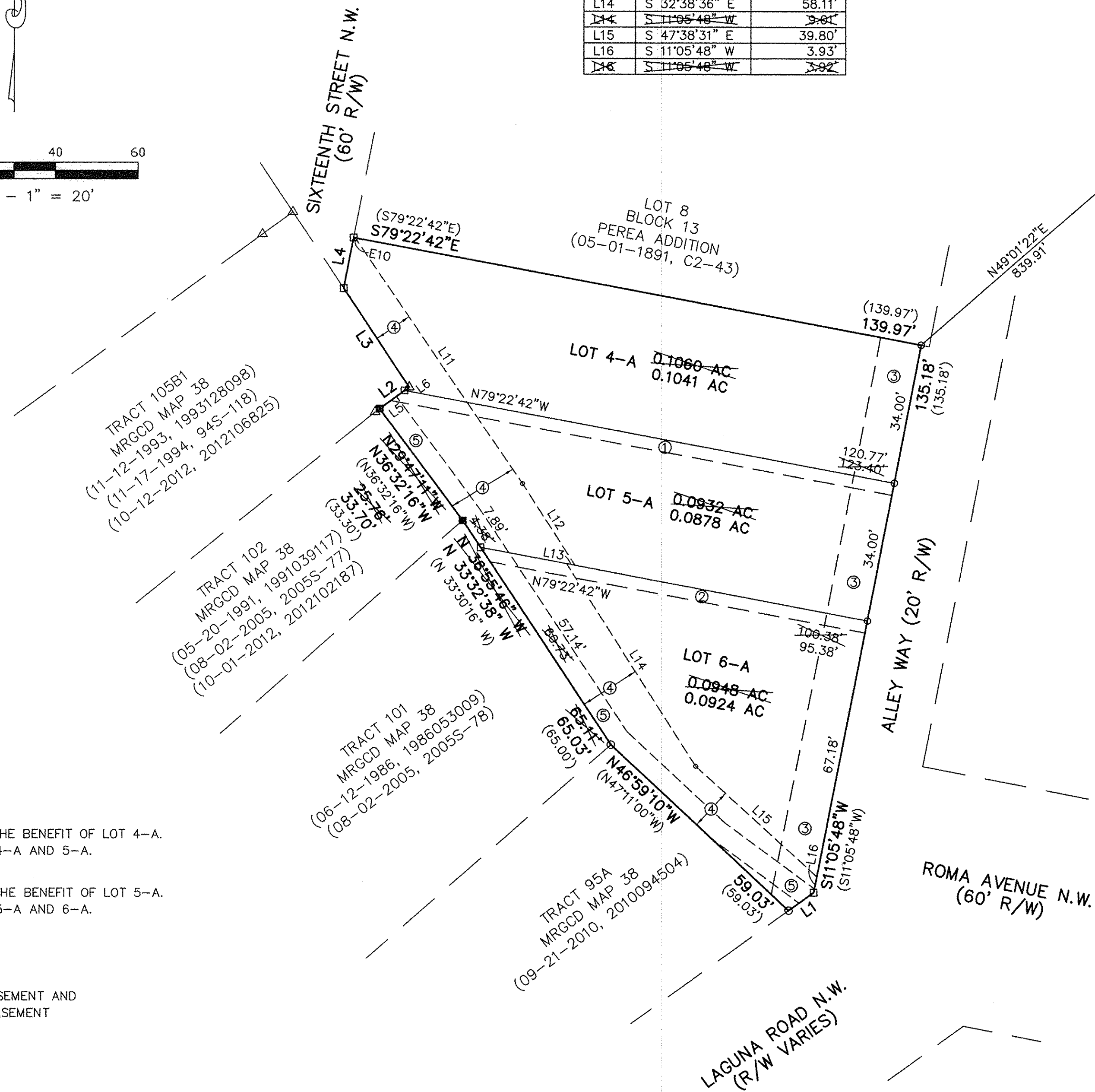
PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND CHISLED "+" IN CONC (TYP.)
- ⊠ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ⊙ FOUND 1/2" REBAR
- FOUND 1/2" REBAR WITH CAP "LS 8686" (TYP.)
- △ FOUND 1" PIPE

PROPERTY

NUMBER	DIRECTION	DISTANCE
L1	S 54°14'50" W	7.50'
(L1)	(S 54°14'50" W)	(7.50')
L2	N 53°54'30" E	8.83'
L2	N 57°04'32" E	5.71'
(L2)	(N 51°58'13" E)	(10.18')(8.95')
L3	N 33°36'00" W	28.63'
L3	N 33°43'53" W	23.70'
(L3)	(N 34°14'17" W)	
L4	N 11°05'31" E	12.48'
L4	N 11°05'31" E	10.91'
(L4)	(N 11°05'31" E)	
L5	N 53°54'30" E	7.45'
L6	N 53°54'30" E	1.38'

- ① - 3' ACCESS EASEMENT FOR THE BENEFIT OF LOT 4-A. TO BE MAINTAINED BY LOT 4-A AND 5-A. (04-20-2006, 2006C-128)
- ② - 3' ACCESS EASEMENT FOR THE BENEFIT OF LOT 5-A. TO BE MAINTAINED BY LOT 5-A AND 6-A. (04-20-2006, 2006C-128)
- ③ - 10' PUE (04-20-2006, 2006C-128)
- ④ - C.O.A. PUBLIC DRAINAGE EASEMENT AND C.O.A. PUBLIC WATERLINE EASEMENT (04-20-2006, 2006C-128)
- ⑤ - 5' OVERHEAD PUE (04-20-2006, 2006C-128)
- ⑥ - 5' OVERHEAD PUE (04-20-2006, 2006C-128)



Drawn By:	TA	Date:	08-16-15
Checked By:	TA	Drawing Name:	04039PL3.DWG
Job No.:	04-039	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

10-07-15 REV
 09-16-15 REV