

PLAT OF  
**LOT C-1-A**  
**LAND OF TIJERAS PLACE IMPROVEMENT CO., INC.**

WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.,  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2005

**FINAL**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 02/09/05

PROJECT NO. \_\_\_\_\_  
 APPLICATION NO. \_\_\_\_\_  
 UTILITY APPROVALS:

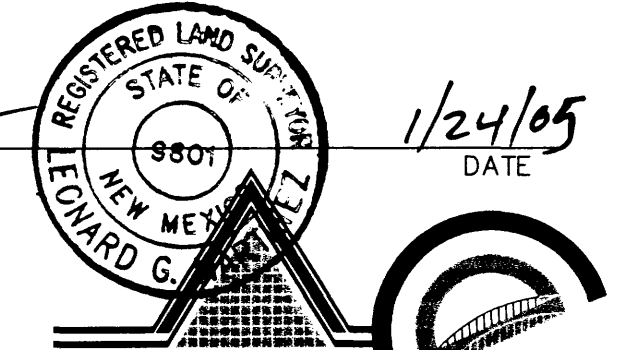
PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
 PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

APPROVALS:  
 **1-27-05**  
 CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

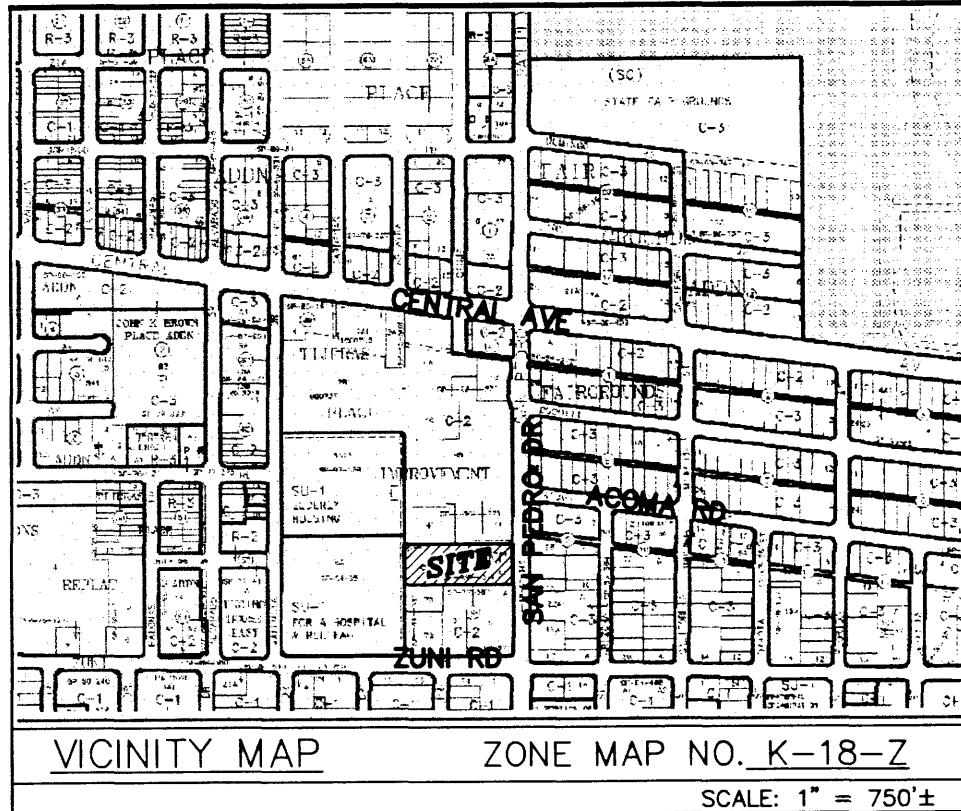
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**  
 I, LEONARD MARTINEZ, A DULY 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

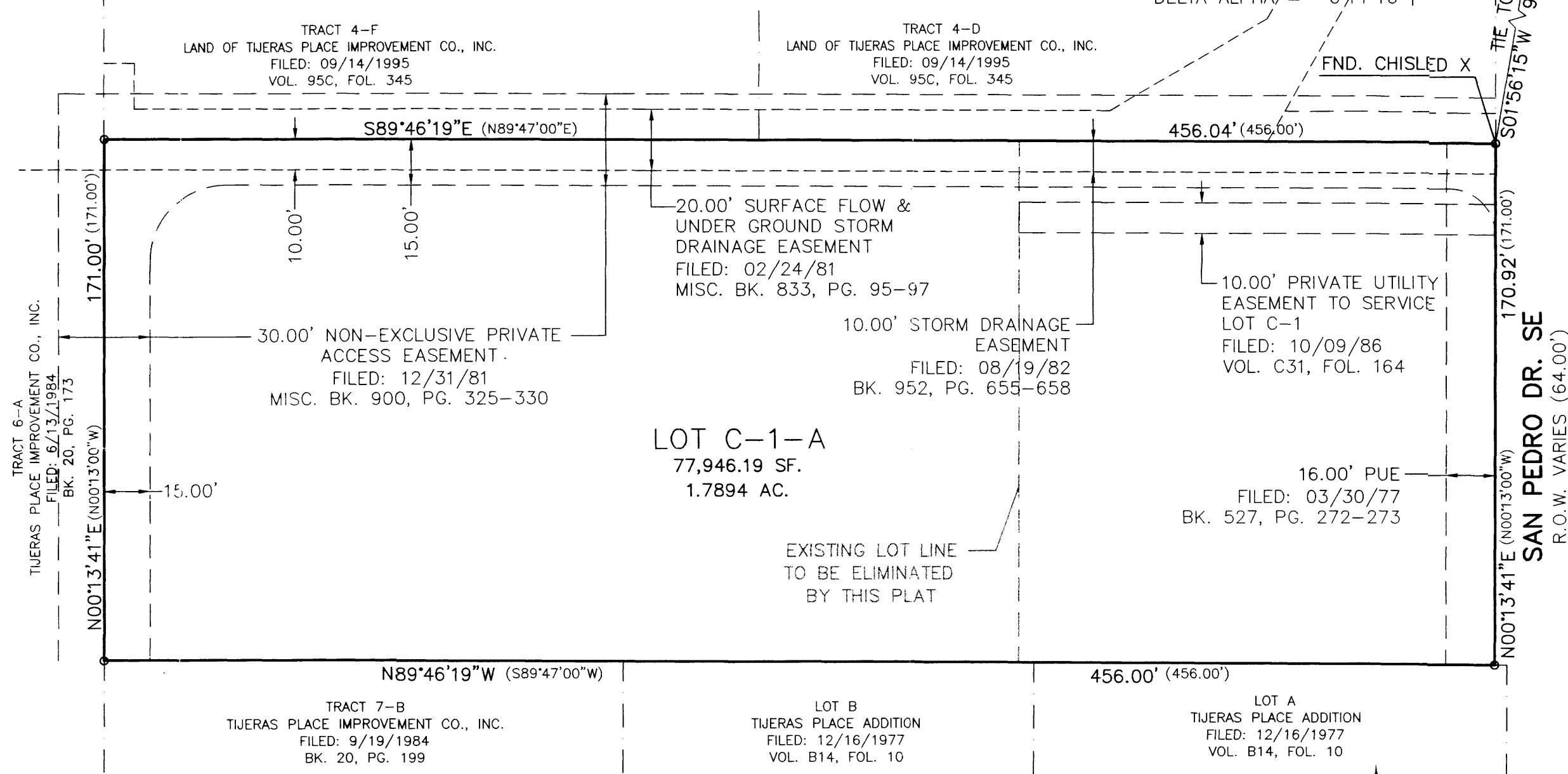
 **1/24/05**  
 LEONARD MARTINEZ P.S. # 9801 \_\_\_\_\_ DATE \_\_\_\_\_



**ADVANCED ENGINEERING and CONSULTING, LLC**  
 4416 ANAHEIM AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570



ACS MONUMENT "11-K18"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 402,187.48  
 Y = 1,483,356.83-NAD 1927  
 G-G = 0.99965810  
 DELTA ALPHA = -0'1'16"



**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING TWO LOTS INTO ONE LOT.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO COMPRISING THE FOLLOWING:

LOTS C-1 AND C-2, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY INC., ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON OCTOBER 09, 1986, VOL. C31, FOL. 164.

SAID TRACT CONTAINING 1.7894 ACRE (77,946.19 SQUARE FEET), MORE OR LESS.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER AND/OR PROPRIETOR WARRANTS THAT HE OR SHE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER SIGNATURE:  DATE: **1-27-05**  
 BY: James A. Peterson, Trustee

OWNER PRINT NAME: Peterson-Fox, LLC BY: James A. Peterson and Mary B. Peterson  
 Revocable Trust (created 8/18/1998), Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

OFFICIAL SEAL  
**KYLE P. CONNALLY**  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: **4-10-2006**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **27<sup>TH</sup>** DAY OF **January**

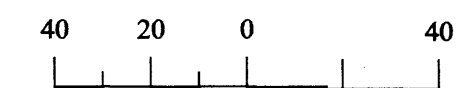
**2005**, BY 

 NOTARY  
 MY COMMISSION EXPIRES: **April 10, 2006**

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: **1.7894** ACRES.
- TALOS LOG NO. **2005050695**
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 9-K18 AND 11-K18.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
- MISC. DATA: ZONING IS C-2.

**GRAPHIC SCALE**



SCALE: 1"=40'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_