

VICINITY MAP
SCALE: 1" = 750'

H-12

PLAT OF
**LOTS 1-A-1 AND 1-B-1
QUARTER HORSE ACRES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

DESCRIPTION

Lots 1-A and 1-B, Quarter Horse Acres, Albuquerque, New Mexico, as the same is shown and designated on the plat of Quarter Horse Acres, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 12, 1996 Book 96C, Page 353.

Franklin M. and Mary Day Gauer
OWNER
SEC. 12, T 10 N, R 2 E, N.M.P.M.
LOCATION
Quarter Horse Acres
SUBDIVISION

2005120640
8316898
Page: 1 of 2
08/17/2005 03:54P
Bk-2005C Pg-288
Mary Herrera Bern. Co. PLAT R 12.00

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004338

APPLICATION NUMBER 05DRB-01186

APPROVALS:

[Signature] 8/17/05
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

[Signature] 8-3-05
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

[Signature] 8/3/05
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

[Signature] 8/3/05
A.M.A.F.C.A. DATE

[Signature] 8-3-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

[Signature] 8/3/05
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

[Signature] 7-19-05
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and grants the private easement as shown. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

[Signature] 7/18/05
Franklin M. Gauer, Jr. Date

[Signature] 7/18/05
Mary Day Gauer Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



This instrument was acknowledged before me on this 18th day of July, 2005, by Franklin M. Gauer, Jr. and Mary Day Gauer.

[Signature]
Notary Public

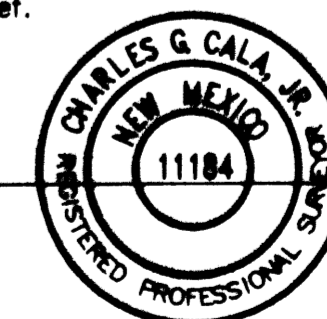


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1017-057-20800140153 / 101205921000540159
PROPERTY OWNER OF RECORD
[Signature] 8/17/05
BERNALILLO COUNTY TREASURER'S OFFICE
Franklin & Mary Gauer

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

[Signature]
Charles G. Cala, Jr., NMP# 11184



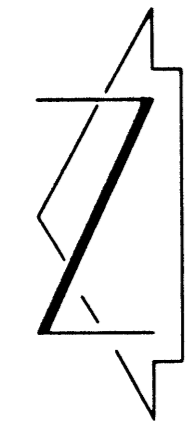
07-15-05
Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
JOB #00702

PLAT OF
LOTS 1-A-1 AND 1-B-1
QUARTER HORSE ACRES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005



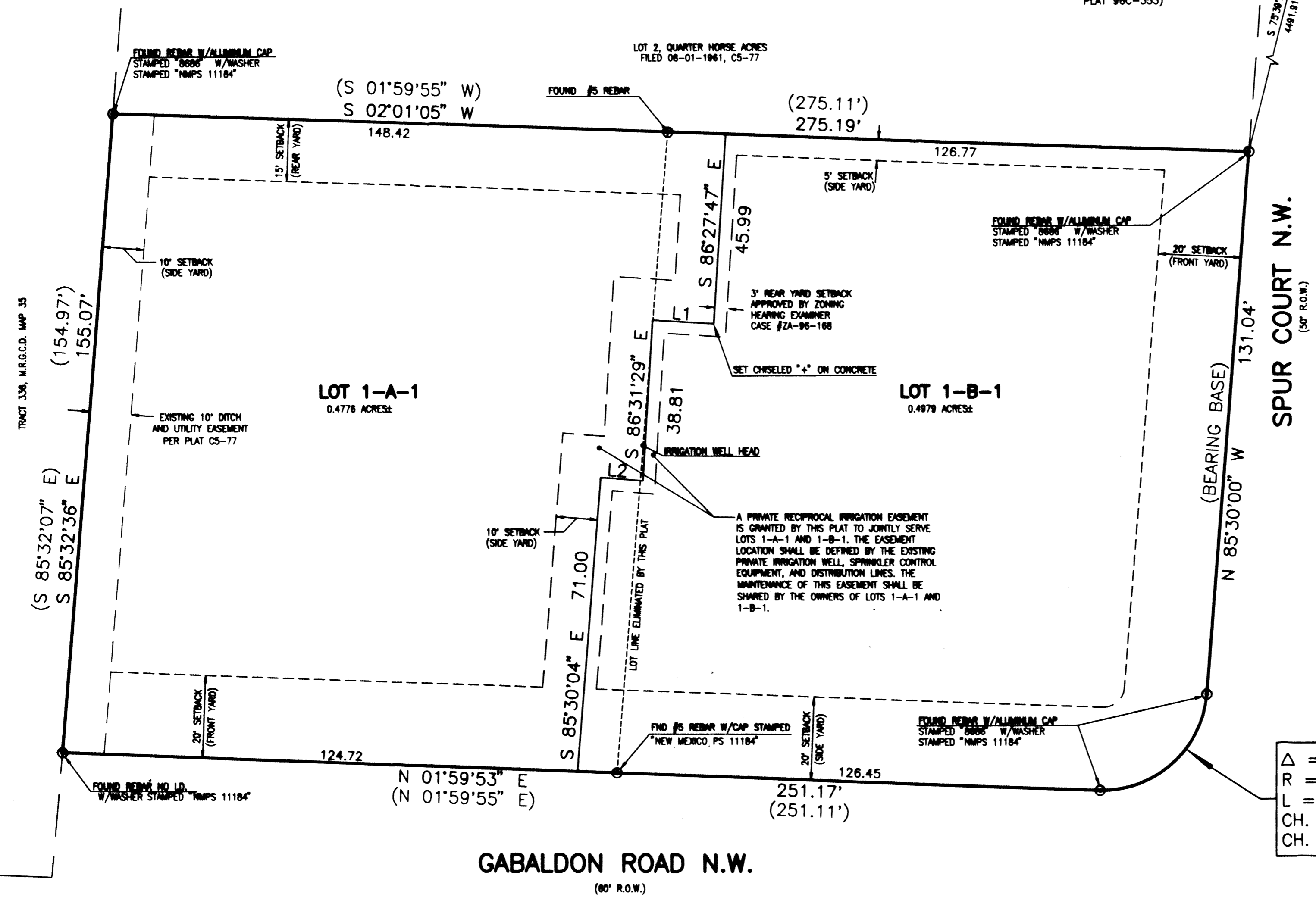
SCALE: 1" = 20'



BOUNDARY TABLES

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | S 03°28'31" W | 14.84 |
| L2 | S 04°29'56" W | 10.19 |

NEW MEXICO CENTRAL ZONE-NAD 1927
 A.C.S. STA. "7-J13A"
 X=374,413.91
 Y=1,491,407.67
 COMBINED FACTOR=0.9999810
 DELTA ALPHA = -0°14'29"
 (BASED UPON JMA SURVEY
 PLAT 96C-353)



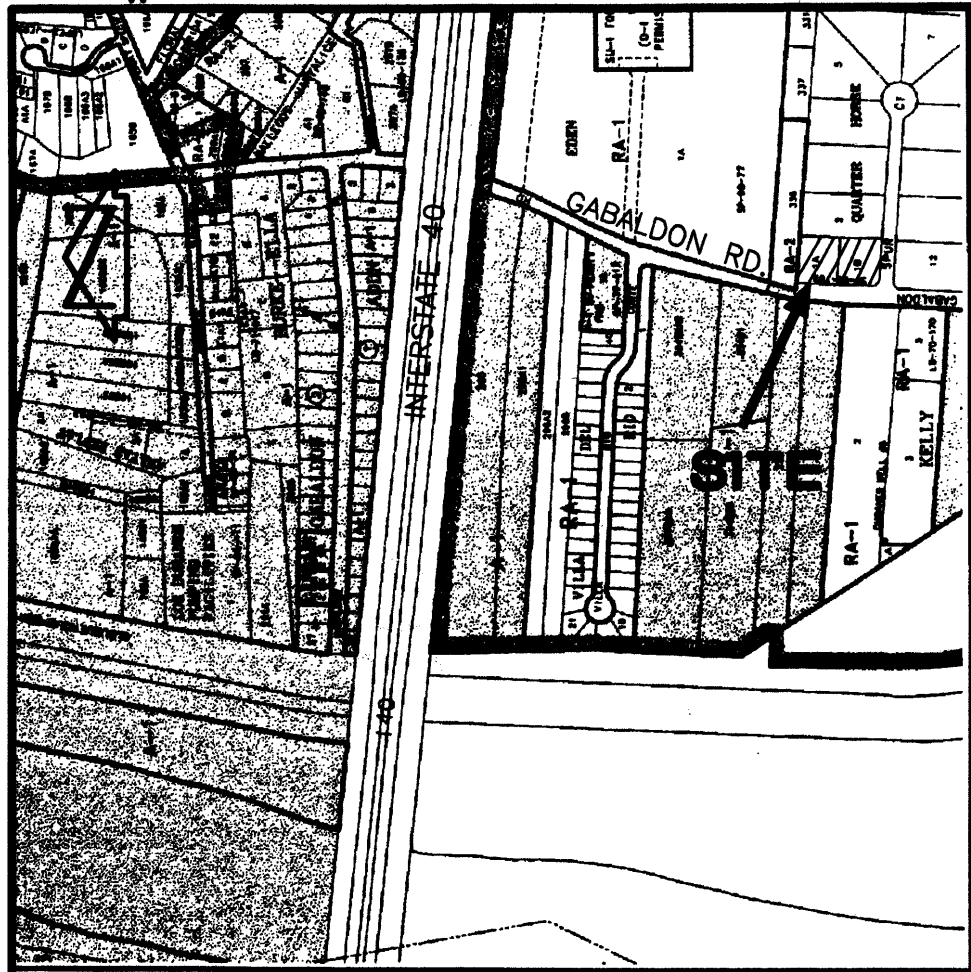
NOTES:

1. A boundary survey was performed in June, 2005. Property corners were found or set as indicated and unless otherwise indicated were monumented with a 5/8" rebar and cap stamped "New Mexico PS 11184"
2. All distances are ground distances.
3. Site located within Section 12, Township 10 North, Range 2 East, N.M.P.M.
4. Bearings shown hereon are based upon the south property line of Lot 1-B, Quarter Horse Acres, per the plat filed August 12, 1996, Book 96C Page 353. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings clockwise 0°08'38".
5. No Street mileage was created by this plat.
6. The purpose of this plat is to adjust the common property line between existing lots 1-A and 1-B, to create Lots 1-A-1 and 1-B-1, and to grant reciprocal private irrigation easement as noted
7. Record bearings and distances are shown in parenthesis.
8. The property surveyed hereon is subject to covenants, conditions, restrictions, terms, provisions and easements recorded in Book D625 Page 373, in Book D648, Page 613, in Book Misc. 126A, Page 79 and in Book, Misc. 126A, Page 82, records of Bernalillo County, New Mexico, and also the Amendment to the Protective Covenants and Building Restrictions recorded in Book A92, page 1730, document #2005021812, records of Bernalillo County, New Mexico.
9. The property surveyed hereon is subject to the Amendment to the Protective Covenants and Building Restrictions recorded in Book A99, page 1721, document #2005092004, records of Bernalillo County, New Mexico.
10. Gross subdivision acreage = 0.9755 acres.

$\Delta = 87^{\circ}26'57''$
 $R = 25.00'$
 $L = 38.16'$ (L = 38.18')
 CH. BEARING = N41°47'22"W
 CH. DISTANCE = 34.56'



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 JOB #960702



VICINITY MAP
SCALE: 1" = 750'

H-12

PLAT OF

**LOTS 1-A-1 AND 1-B-1
QUARTER HORSE ACRES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

DESCRIPTION

Lots 1-A and 1-B, Quarter Horse Acres, Albuquerque, New Mexico, as the same is shown and designated on the plat of Quarter Horse Acres, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 12, 1996 Book 96C, Page 353.

Franklin M. and Mary Day Gauer
OWNER
SEC. 12, T 10 N, R 2 E, N.M.P.M.
LOCATION
Quarter Horse Acres
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER _____ DATE

APPLICATION NUMBER _____ DATE

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

A.M.A.F.C.A. _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE

PRELIMINARY
APPROVED BY
ON 8/23/05

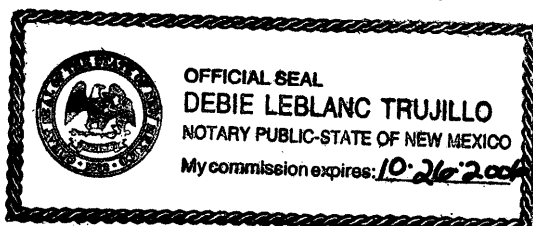
DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and grants the private easement as shown. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Franklin M. Gauer, Jr. 7/18/05
Franklin M. Gauer, Jr. Date
Mary Day Gauer 7/18/05
Mary Day Gauer Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



This instrument was acknowledged before me on this 18th day of July, 2005, by Franklin M. Gauer, Jr. and Mary Day Gauer.

Debie Leblanc Trujillo
Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMP# 11184



07-15-05
Date

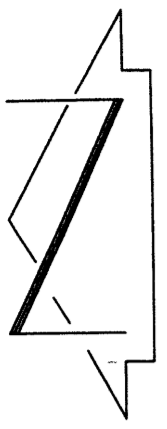


JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #960702

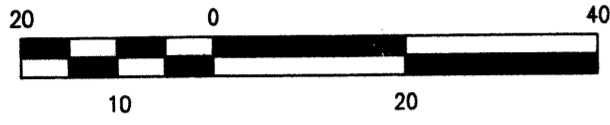
COUNTY CLERK FILING DATA

PLAT OF
LOTS 1-A-1 AND 1-B-1
QUARTER HORSE ACRES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005



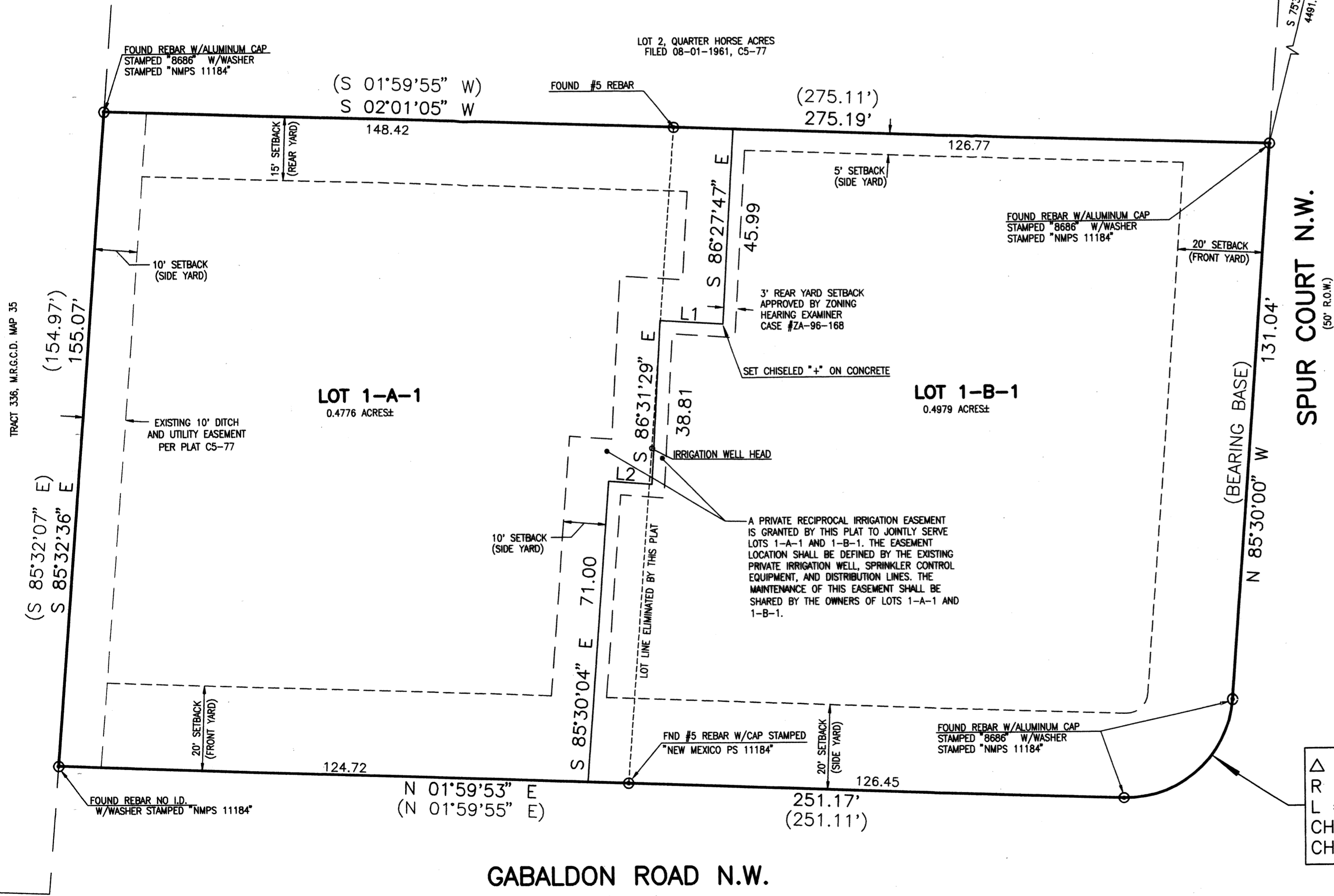
SCALE: 1" = 20'



BOUNDARY TABLES

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | S 03°28'31" W | 14.84 |
| L2 | S 04°29'56" W | 10.19 |

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S., STA. *7-J13A*
X=374,413.91
Y=1,491,407.67
COMBINED FACTOR=0.9996810
DELTA ALPHA = -0°14'29"
(BASED UPON JMA SURVEY
PLAT 96C-353)



NOTES:

1. A boundary survey was performed in June, 2005. Property corners were found or set as indicated and unless otherwise indicated were monumented with a 5/8" rebar and cap stamped "New Mexico PS 11184"
2. All distances are ground distances.
3. Site located within Section 12, Township 10 North, Range 2 East, N.M.P.M.
4. Bearings shown hereon are based upon the south property line of Lot 1-B, Quarter Horse Acres, per the plat filed August 12, 1996, Book 96C Page 353. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings clockwise 0°08'38".
5. No Street mileage was created by this plat.
6. The purpose of this plat is to adjust the common property line between existing lots 1-A and 1-B, to create Lots 1-A-1 and 1-B-1, and to grant reciprocal private irrigation easement as noted
7. Record bearings and distances are shown in parenthesis.
8. The property surveyed hereon is subject to covenants, conditions, restrictions, terms, provisions and easements recorded in Book D625 Page 373, in Book D648, Page 613, in Book Misc. 126A, Page 79 and in Book, Misc. 126A, Page 82, records of Bernalillo County, New Mexico. and also the Amendment to the Protective Covenants and Building Restrictions recorded in Book A92, page 1730, document #2005021812, records of Bernalillo County, New Mexico.
9. The property surveyed hereon is subject to the Amendment to the Protective Covenants and Building Restrictions recorded in Book A99, page 1721, document #2005092004, records of Bernalillo County, New Mexico.
10. Gross subdivision acreage = 0.9755 acres.

SPUR COURT N.W.
(50' R.O.W.)

Δ = 87°26'57"
R = 25.00'
L = 38.16' (L = 38.18')
CH. BEARING = N41°47'22" W
CH. DISTANCE = 34.56'

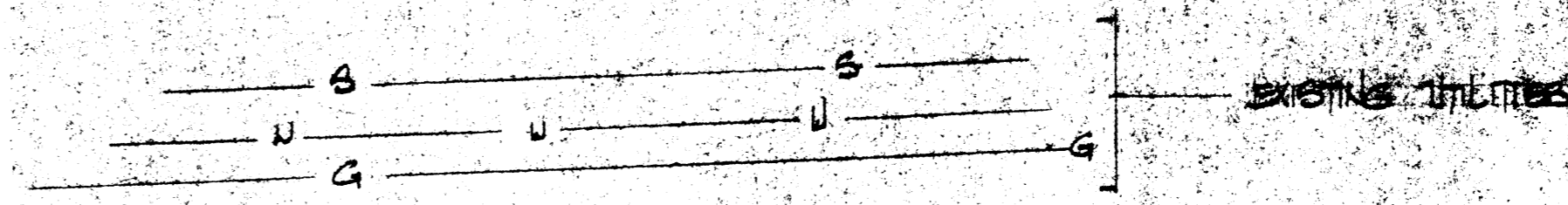
GABALDON ROAD N.W.
(60' R.O.W.)



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #960702

GABALDON RD. NW

N01°59'53"E 251.17'



20' REQUIRED SIDEYARD SETBACK

REQUEST FOR VARIANCE TO ENCROUCH 3'-0" ON THE REQUIRED 22'-0" SIDEYARD SETBACK.

ADDITIONS TO THE MAIN RESIDENCE

EXISTING MAIN RESIDENCE

ADDITIONS TO THE MAIN RESIDENCE

PROPOSED GARAGE

EXIST. FIRE PEGS

NEW DRIVE

46.0 ±

EXISTING DRIVE

EXISTING DETACHED GARAGE

REQUEST FOR VARIANCE TO ENCROUCH 2'-0" ON THE REQUIRED 25'-0" REAR YARD SETBACK.

PROPOSED LOT LINE TO DIVIDE EXISTING LOT INTO TWO EQUAL LOTS

PROPOSED RESIDENCE

PROPOSED LOT I

PROPOSED LOT IA

LOCATION OF PROPOSED LOT LINE IS APPROXIMATE. ACTUAL SURVEY WILL REFLECT EXACT LOCATION

EXISTING LOT I SIZE: .9148 ACRES

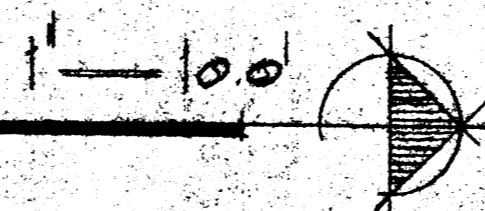
25' REQUIRED REAR YARD SETBACK

S07°59'55"W 215.08'

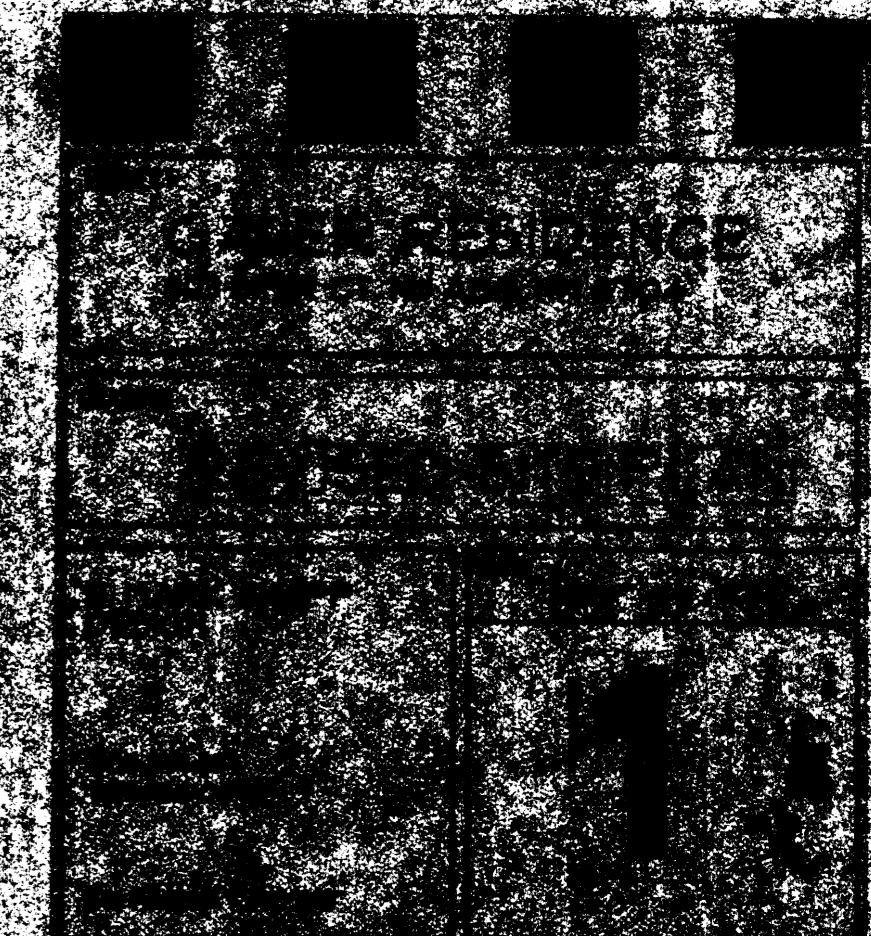
SPUR CT. NW

N88°30'00"W 131.04'

SITE PLAN



EXISTING LOT I SIZE: .9148 ACRES



SITE SKETCH