

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING THREE (3) LOTS INTO SIX (6) NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN.

NOTES:

- 1: TOTAL AREA OF PROPERTY.....0.3441 ACRES
- 2: NUMBER OF EXISTING TRACTS/LOTS.....3 LOTS
- 3: NUMBER OF TRACTS/LOTS CREATED.....6 LOTS

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2006231662
- 4: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 45-4A AND 9-L11.
- 5: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 6: RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: MISC. DATA: ZONING IS R-2
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Abel Aragon DATE: 6-12-06

OWNER(S) PRINT NAME: ABLE ARAGON, OWNER

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF JUNE

20 06, BY ABLE ARAGON, OWNER

Sh. Biazar
NOTARY

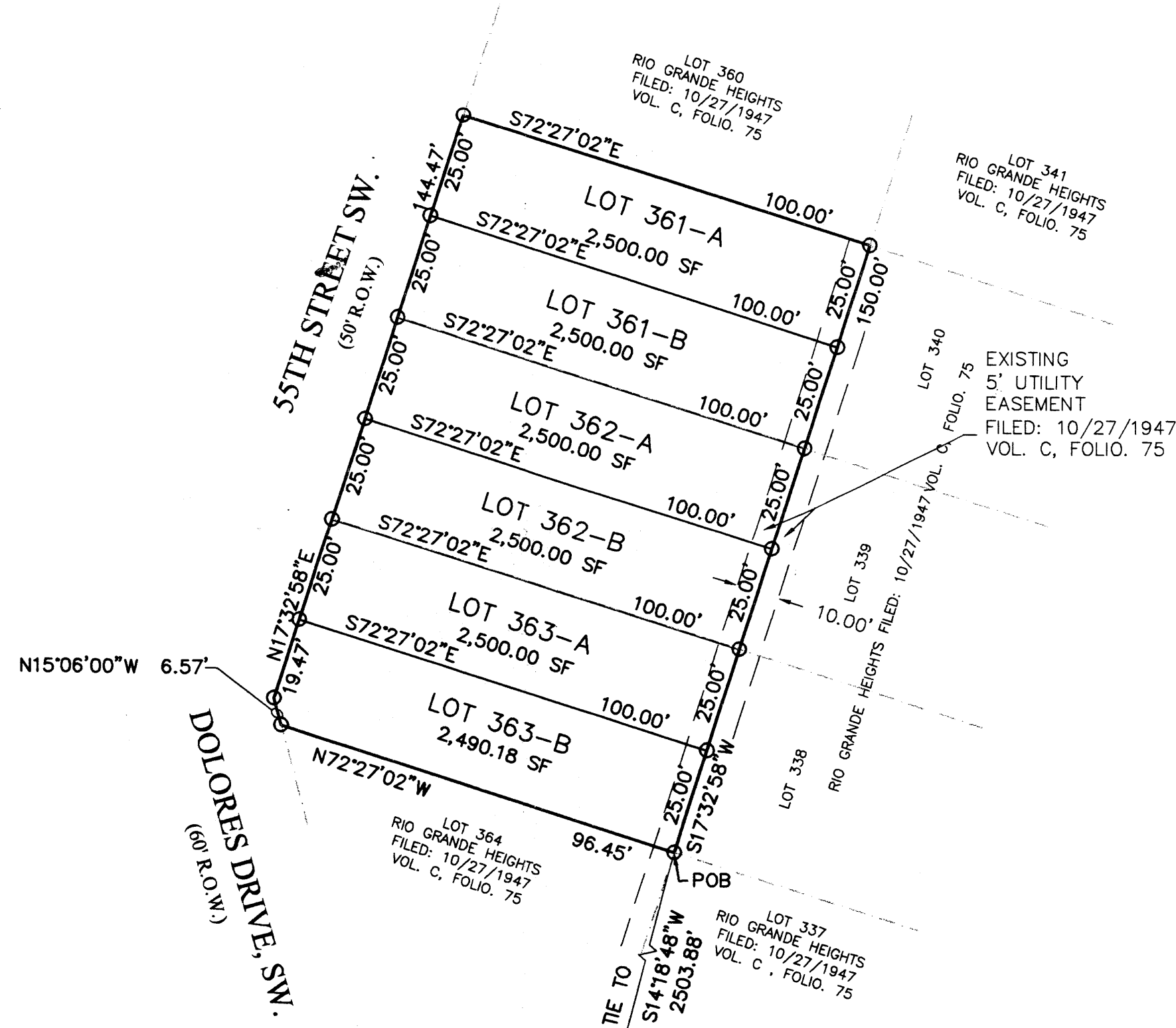
MY COMMISSION EXPIRES: _____



LEGAL DESCRIPTION:

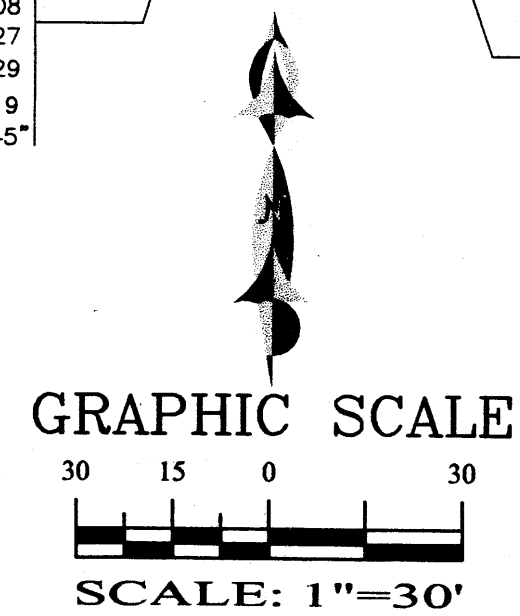
A CERTAIN PARCEL OF LAND SITUATED WITHIN PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, WITHIN TOWN OF ATRISCO GRANT BEING IDENTIFIED AS LOTS 361, 362, & 363 RIO GRANDE HEIGHTS, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT OF RIO GRANDE HEIGHTS VOL. C, FOLIO. 75 FILED 10-27-47, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; WHENCE A TIE TO ACS MONUMENT "NM 45-4A" BEARS S 14°18'48" W, A DISTANCE OF 2,503.88 FEET;
- THENCE, N72°27'02"W, A DISTANCE OF 96.45 FEET BEING TO AN ANGLE POINT, AND A POINT ON THE EAST RIGHT OF WAY LINE OF DELORES DRIVE, SW;
- THENCE, N15°06'00"W, A DISTANCE OF 6.57 FEET, TO AN ANGLE POINT AND A POINT ON THE EAST RIGHT OF WAY LINE OF 55TH STREET, SW;
- THENCE, N17°32'58"E, A DISTANCE OF 144.47 FEET, TO THE NORTHWEST CORNER OF SAID TRACT;
- THENCE, S72°27'02"E, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT;
- THENCE, S17°32'58"W, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING CONTAINING 0.3441 ACRES (14,990.15 SF) MORE OR LESS.



ACS MONUMENT "9-L11, 1988"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 363,253.08
Y = 1,479,864.44-NAD 1927
EL. = 5009.222-SLD 1929
G-G = 0.9996819
DELTA ALPHA = -00°15'45"

ACS MONUMENT "NM 45-4A, 1983"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 365,169.46
Y = 1,480,226.55-NAD 1927
EL. = 5002.981-SLD 1929
G-G = 0.9996815
DELTA ALPHA = -00°15'32"



PLAT OF
LOTS 361-A, 361-B,
362-A, 362-B, 363-A, AND 363-B
RIO GRANDE HEIGHTS
PROJECTED SEC. 23, T. 10 N., R. 2 E.,
WITHIN TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, NEW MEXICO
JUNE, 2006

PROJECT NO. 1004412

APPLICATION NO. _____

UTILITY APPROVALS:

PRELIMINARY PLAT
APPROVED BY DRB
ON 6/21/06 DATE

PNM ELECTRIC SERVICES

PNM GAS SERVICES

QWEST TELECOMMUNICATIONS

DATE

COMCAST

DATE

APPROVALS:

Leonard Martinez 6-13-06
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

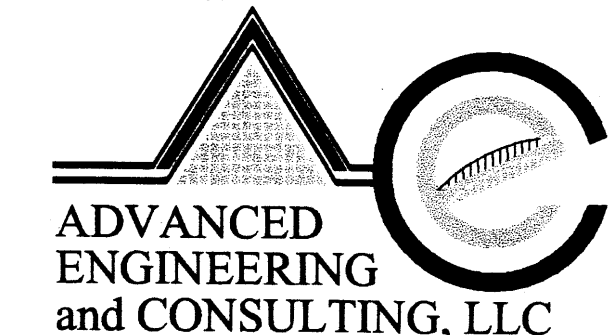
SURVEYORS CERTIFICATE:

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 CITY OF 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.

Leonard G. Martinez
LEONARD MARTINEZ P.S. # 9801



6-12-06
DATE



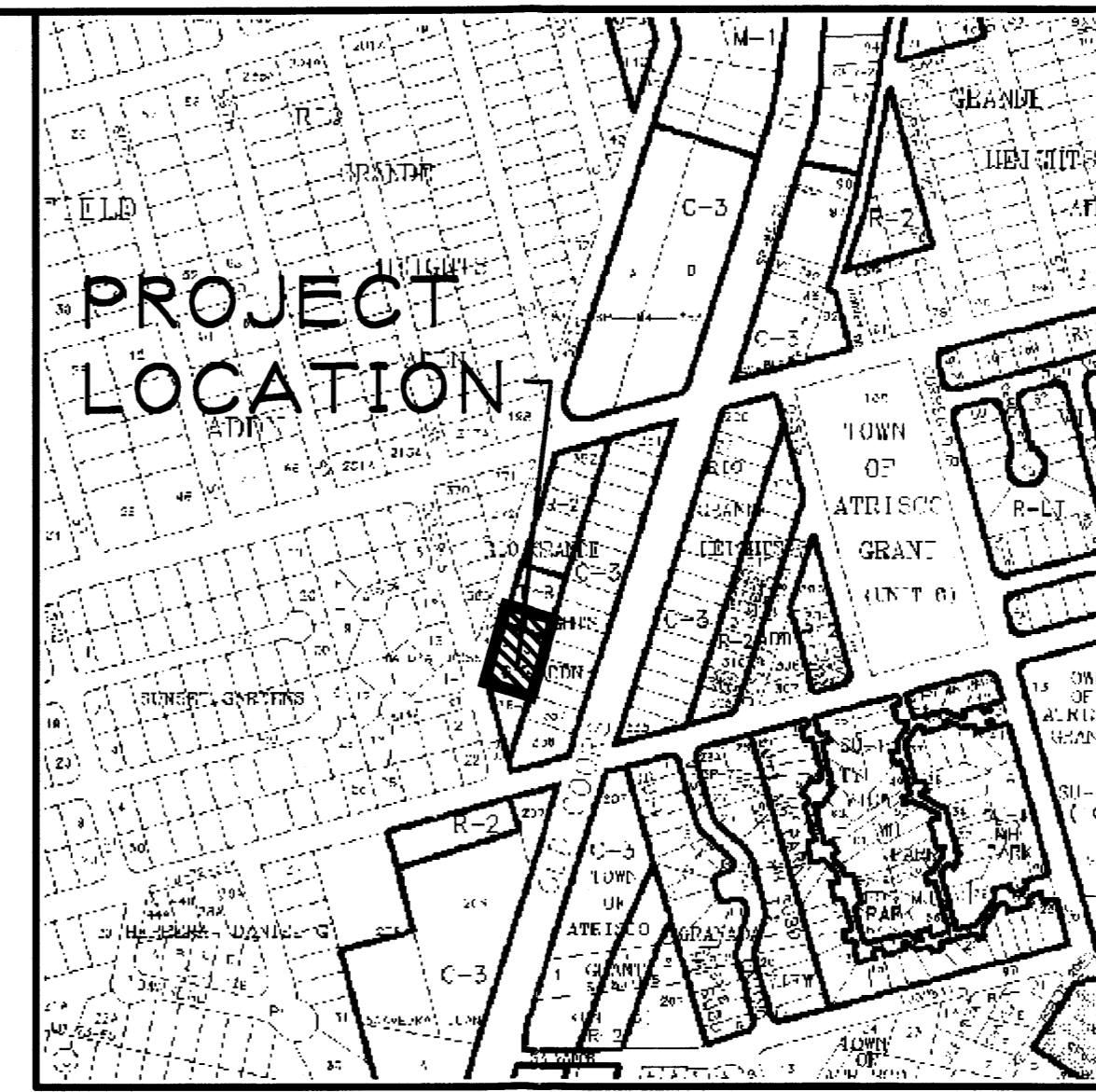
ADVANCED
ENGINEERING
and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

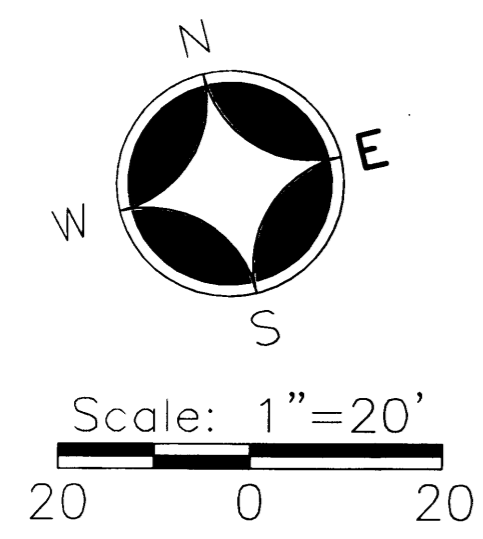
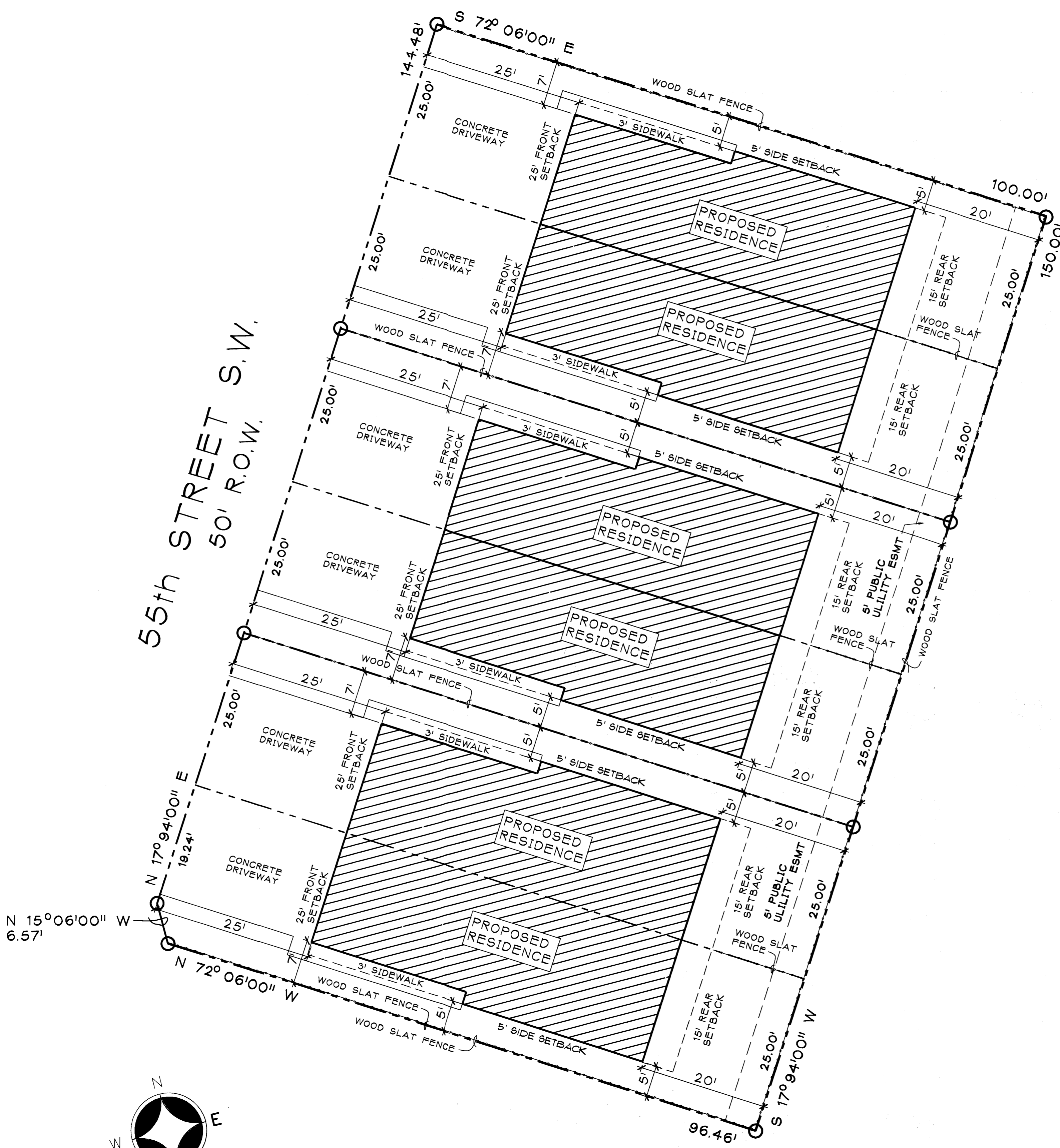
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____



Keyed Notes:



SITE PLAN

Project Criteria

A. PROJECT LOCATION		659 55th STREET S.W. ALBUQUERQUE, NEW MEXICO 87121
B. ZONING DESIGN CRITERIA		
1. LEGAL DESCRIPTION		LOTS 361, 362 & 363 RIO GRANDE HEIGHTS ADDITION BERNALILLO COUNTY
2. ZONING CLASSIFICATION		R-2
3. ACTUAL USE		SFD
C. DESIGN CRITERIA LOADS		
1. WIND LOADS		80 M.P.H.
2. LIVE LOADS		
FLOOR		40 P.S.F.
ROOF		40 P.S.F.
3. DEAD LOADS		
ROOF		20 P.S.F.
ROOF		20 P.S.F.
4. SNOW LOADS		20 P.S.F.
D. ARCHITECTURAL DESIGN CRITERIA		
1. OCCUPANCY GROUP		R-2
2. TYPE OF CONSTRUCTION		V-N
3. FLOOR AREA		
A. ACTUAL GROSS FLOOR AREA		
1. TOTAL HEATED FLOOR AREA		
a. FIRST FLOOR		1,007 S.F.
b. SECOND FLOOR		619 S.F.
2. UNHEATED FLOOR AREA		
a. GARAGE AREA		412 S.F.
b. COVERED PORCH		18 S.F.
3. TOTAL BUILDING AREA		2,056 S.F.

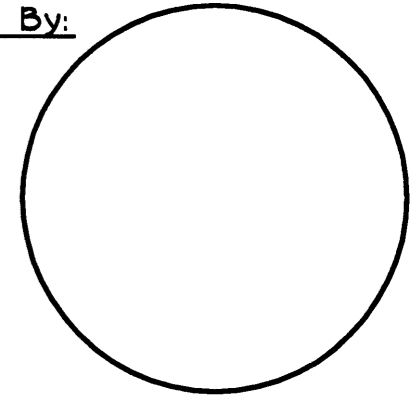
- General Notes:**
- The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
 - In the event of an inconsistency, specifications shall take precedence over drawings.
 - All work and materials shall be in accordance with the 2003 IRC, State and/or local codes, laws and ordinances.
 - All dimensions are to face of wall, except windows and doors are dimensioned to center line.
 - Verify Dimensions in the field, they will take precedence over drawings.

ABEL ARAGON
 659 55th STREET S.W.
 ALBUQUERQUE, NEW MEXICO

Project Title

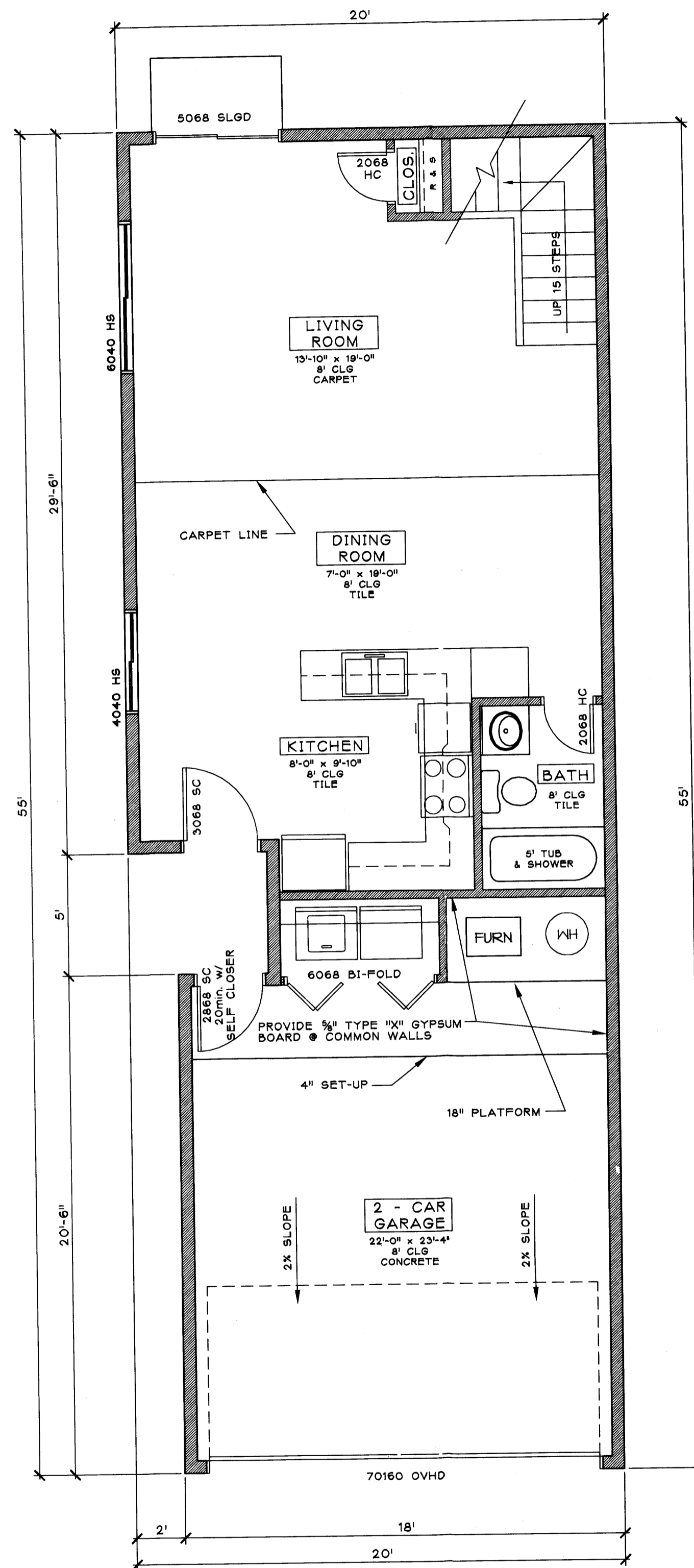
Drawn By: Checked By:
 R. A. R.

Project No.: Date:
 5090221 9/6/05

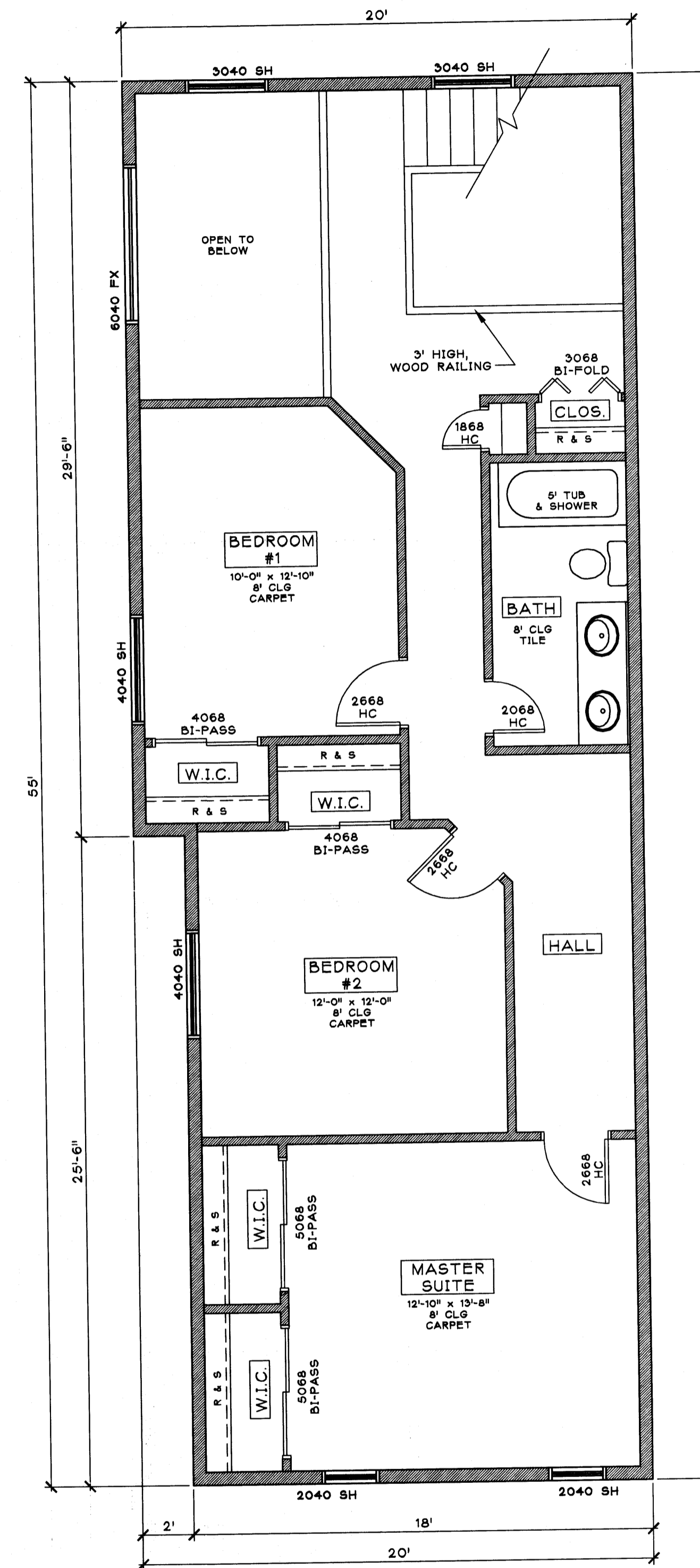


Revisions Architect Engineer

Keyed Notes:



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



AREA TABULATIONS	
FIRST FLOOR HEATED AREA	619 SF
SECOND FLOOR HEATED AREA	1,007 SF
TOTAL HEATED AREA	1,626 SF
COVERED PORCH	18 SF
GARAGE	412 SF
TOTAL BUILDING AREA	2,056 SF

- General Notes:**
- The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
 - In the event of an inconsistency, specifications shall take precedence over drawings.
 - All work and materials shall be in accordance with the 2003 IRC, State and/or local codes, laws and ordinances.
 - All dimensions are to face of wall, except windows and doors are dimensioned to center line.
 - Verify Dimensions in the field, they will take precedence over drawings.

ABEL ARAGON
 659 55th STREET S.W.
 ALBUQUERQUE, NEW MEXICO

Project Title

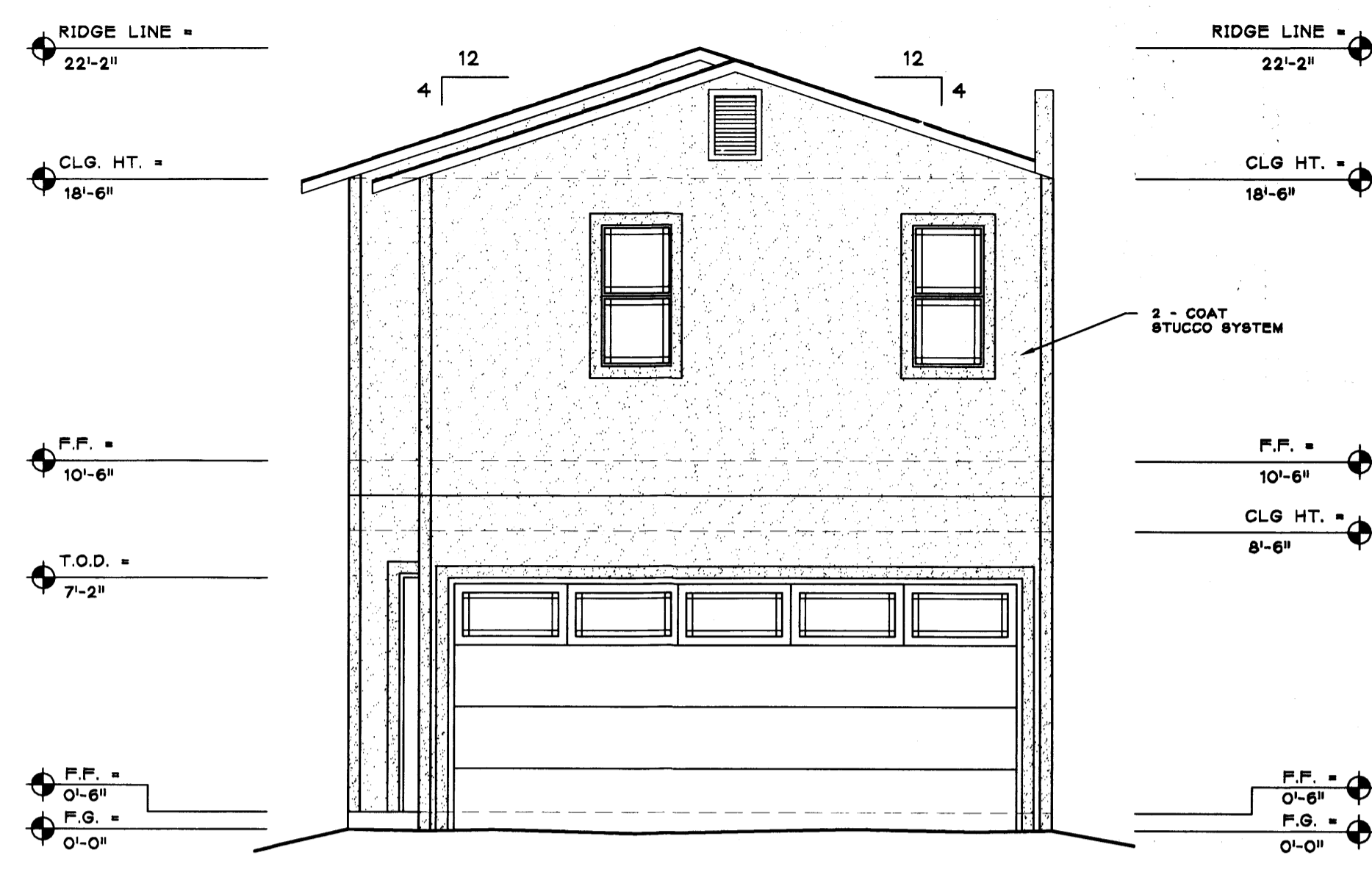
Drawn By: Checked By:
 R .A .R.

Project No: Date:
 5090221 9/9/05

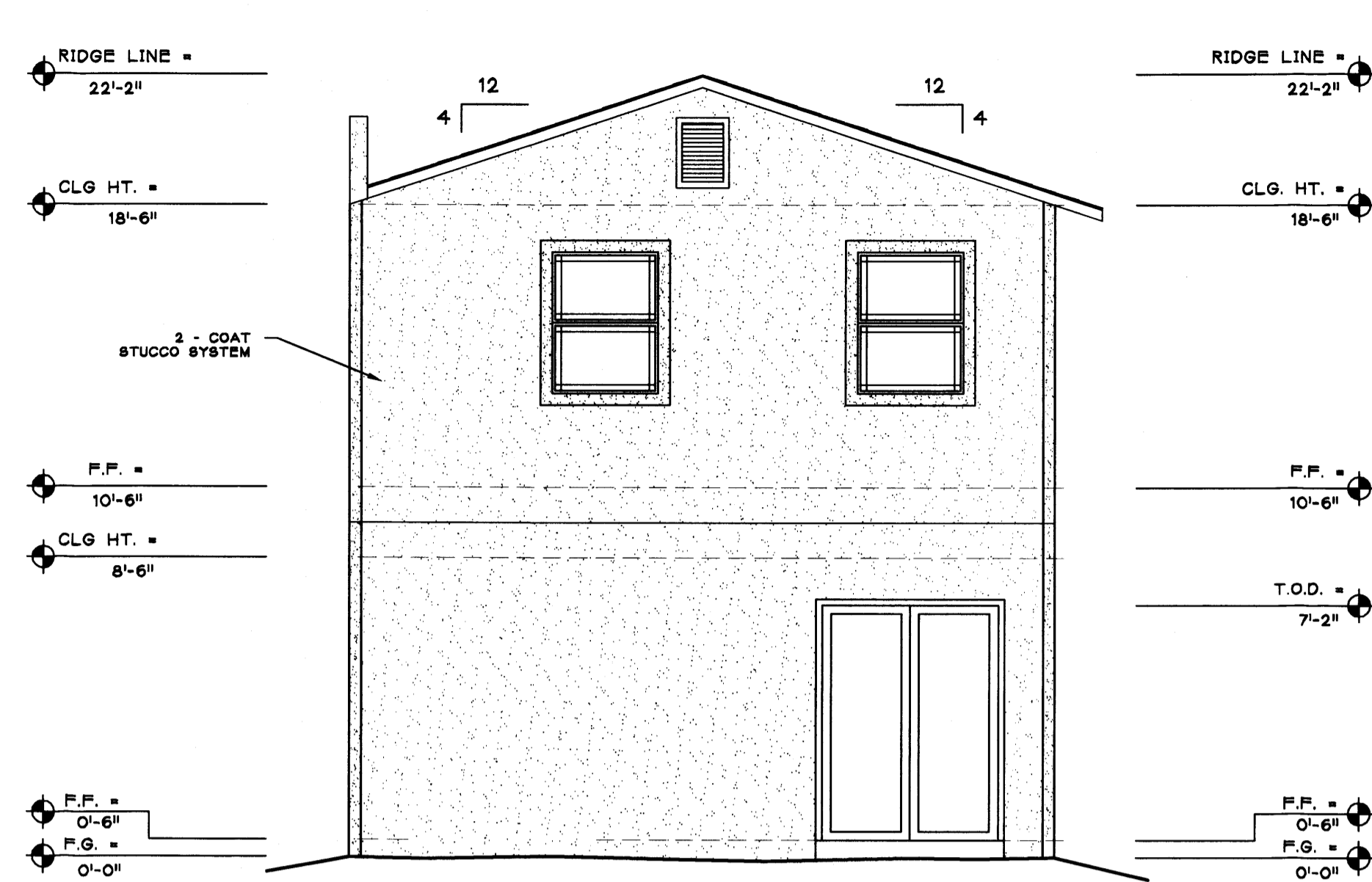
Revisions Architect Engineer

PRELIMINARY FLOOR PLANS PD-1
 Sheet Title Sheet 2 of 3

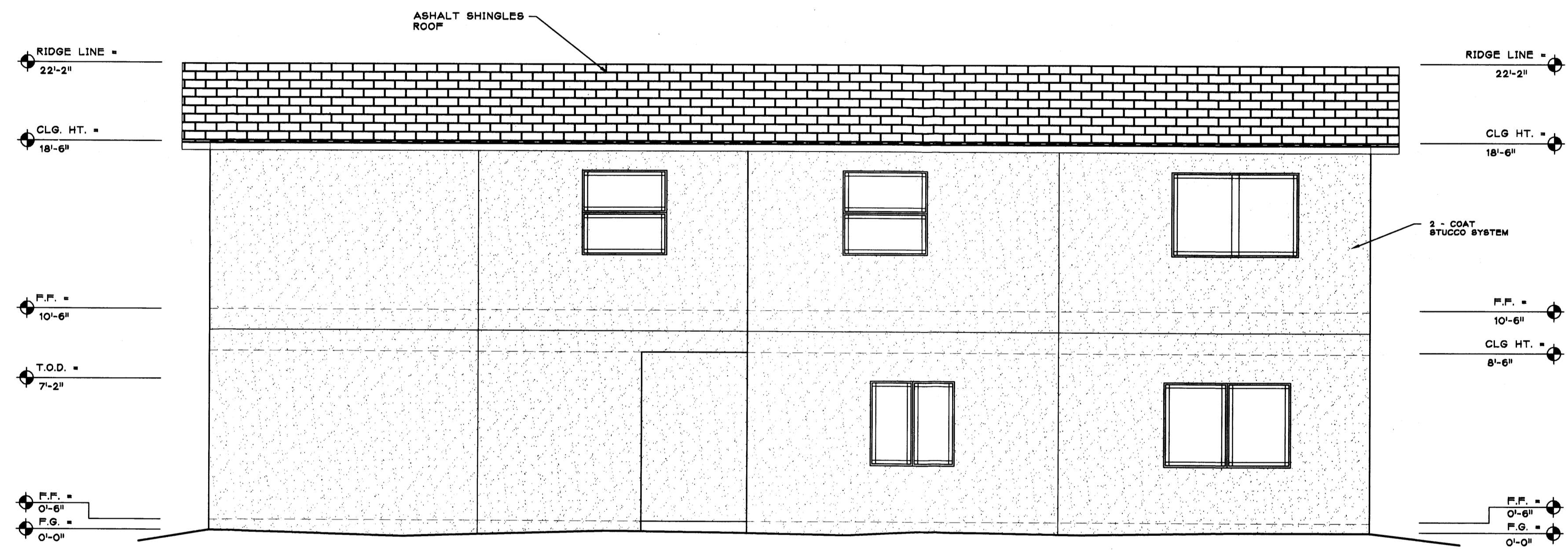
Keyed Notes:



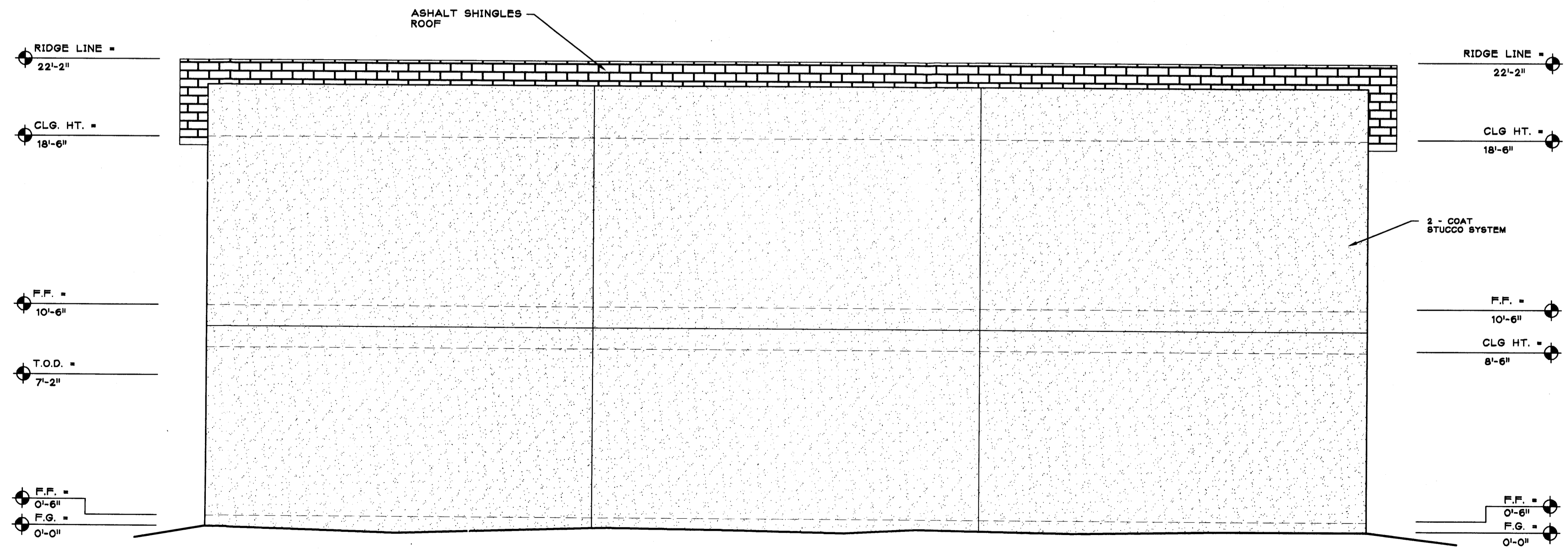
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



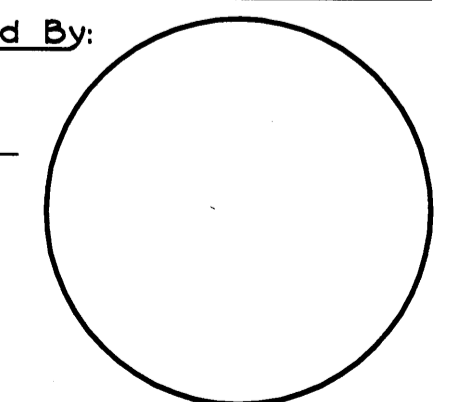
EAST ELEVATION
 SCALE: 1/4" = 1'-0"

- General Notes:**
1. The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
 2. In the event of an inconsistency, specifications shall take precedence over drawings.
 3. All work and materials shall be in accordance with the 2003 IRC, State and/or local codes, laws and ordinances.
 4. All dimensions are to face of wall, except windows and doors are dimensioned to center line.
 5. Verify Dimensions in the field, they will take precedence over drawings.

ABEL ARAGON
 659 55th STREET S.W.
 ALBUQUERQUE, NEW MEXICO

Project Title
 Drawn By: Checked By:
 R. A. R.

Project No.: Date:
 5090221 9/9/05



Revisions Architect Engineer

PRELIMINARY ELEVATIONS PD-2

Sheet Title Sheet 3 of 3