

VICINITY MAP (H-12)



NO SCALE

DOC# 2008103247

09/19/2008 09:53 AM Page: 1 of 2
 ty:PLAT R:\$12.00 B: 2008C P: 0208 H: Toulous Olivero, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Tract D-1, of Perea Acres, a Subdivision within the County of Bernalillo, City of Albuquerque, New Mexico, as the same is shown and designated on the plat date January 16, 2006, filed in the Book 2006C, Folio 47, records of Bernalillo County, New Mexico.

PLAT OF
TRACTS D-1-A & D-1-B
PEREA ACRES

A REPLAT OF TRACT D-1 OF PEREA ACRES
 WITHIN PROJECTED SECTION 12, T. 10 N., R. 2. E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

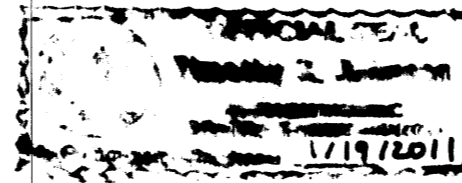
AUGUST 2008

FREE CONSENT

The platting of the property as described above and granting of private easement(s) is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Juan F. Delgado III 8-25-08
 Juan F. Delgado III, Owner Date

Barbara Delgado 8/25/08
 Barbara Delgado, Owner Date



ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

On this 25th day of August 2008, the foregoing instrument was acknowledged before me by Juan F. and Barbara Delgado, Owners.

My Commission expires JANUARY 19, 2011
Judith R. Johnson
 Notary Public

PROJECT NUMBER: 1004575

Application Number: 08DRB-70379

City Approvals:

<u>[Signature]</u>	8-26-08
City Surveyor	Date
<u>[Signature]</u>	9/10/08
Traffic Engineering, Transportation Division	Date
<u>[Signature]</u>	9-10-08
AMAFCA	Date
<u>Christina Sumboral</u>	9/10/08
Parks and Recreation Department	Date
<u>Bradley S. Bingham</u>	9/10/08
AMAFCA	Date
<u>Bradley S. Bingham</u>	9/10/08
City Engineer	Date
<u>[Signature]</u>	9/18/08
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No. 1004575
2. Zone Atlas Index No. H-12
3. Gross acreage 0.7467 Ac.
4. Existing number of platted lots 1
 Replatted number of lots 2

LOG NO. 2008323515

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. Existing Ten Foot (10') Public Utility Easement as shown of Plat of Tracts D-1 & D-2 of Perea Acres, recorded February 2, 2006, in Plat Book 2006C, Page 47.
6. A Fifteen Foot (15') Private Access Easement for the benefit of Tract D-1-B is hereby granted by this plat. Maintenance of this easement is the responsibility of the Owner(s) of Tract D-1-B.
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8. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON AUGUST 28, 2008 AS DOCUMENT NO. 2008076477.

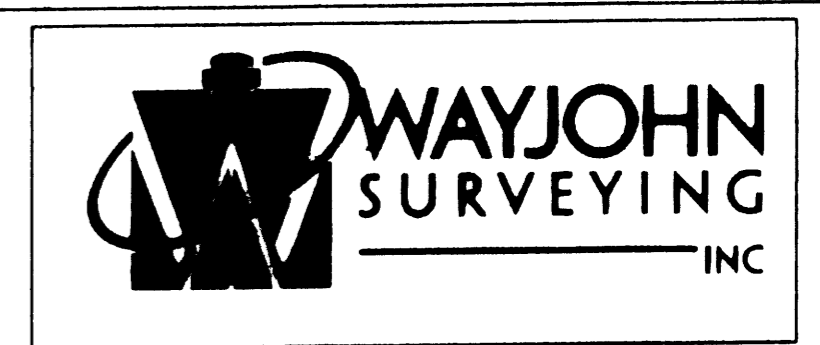
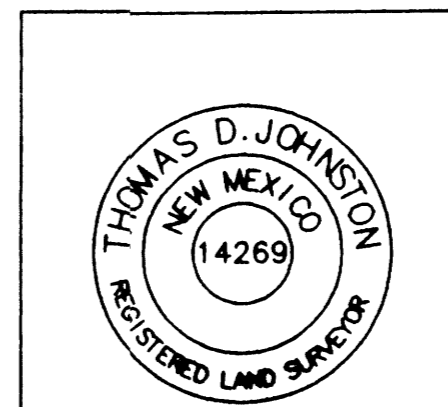
PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two tracts from one existing tract and the granting of private easements.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 8-25-08
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 012 060 338 271 10115

PROPERTY OWNER OF RECORD:
JUAN F. & BARBARA DELGADO

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 9/18/08

INDEXING INFORMATION FOR COUNTY OWNER: JUAN F. & BARBARA DELGADO LOCATION: PROJ. SEC. 12 T.10 N., R.2 E., N.M.P.M. PEREA ACRES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-8-01-2008
	CHECKED: T D J		
	DRAWING NO. SP80108.DWG	5 AUG 2008	SHEET 1 OF 2

DOCM 2008103247

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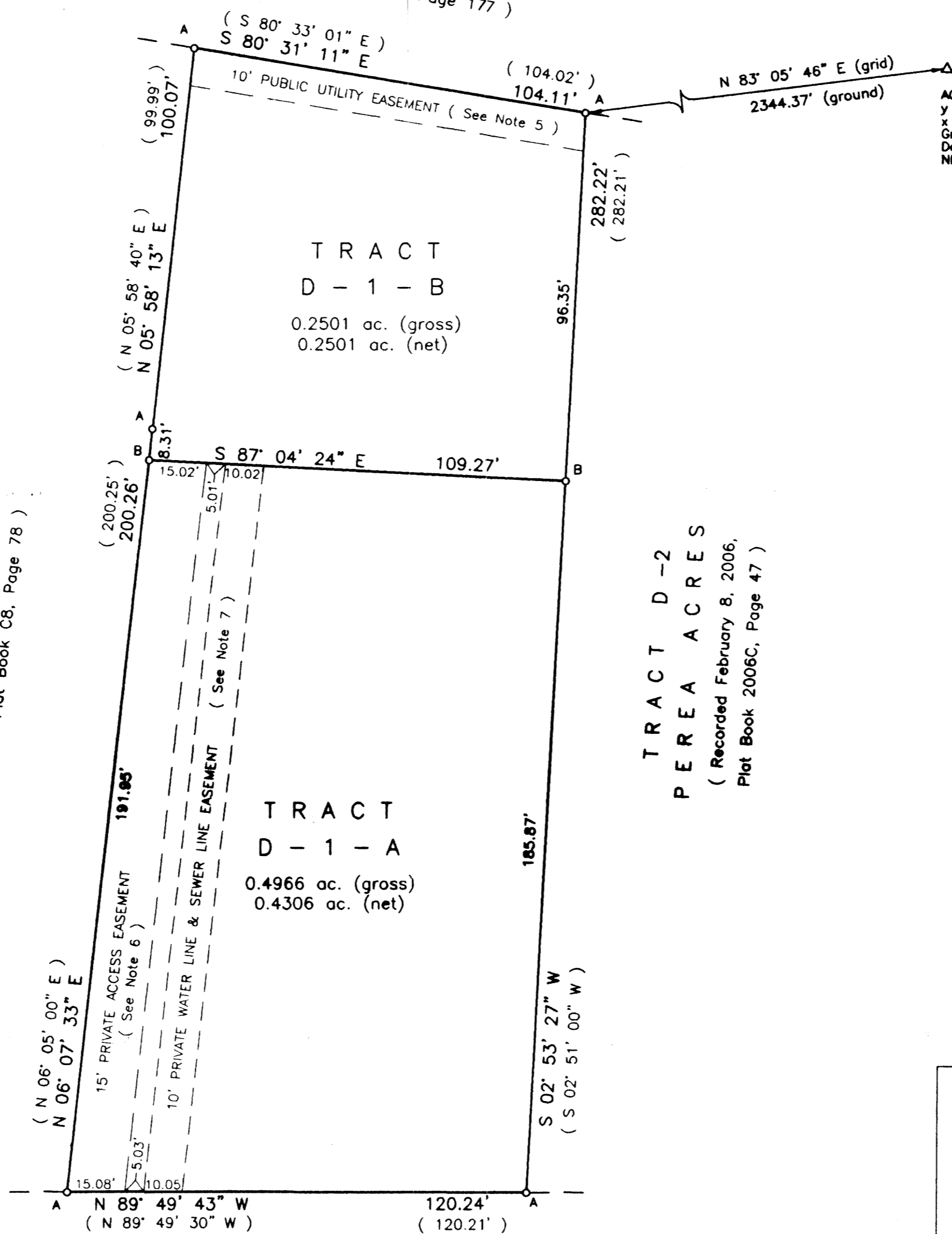
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TOWN OF ALBUQUERQUE GRANT
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AUGUST 2008

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(Recorded September 7, 1979,
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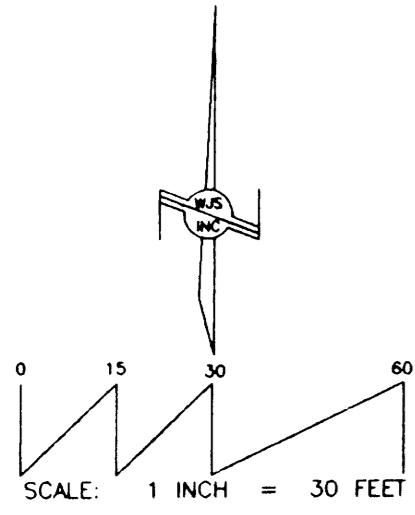
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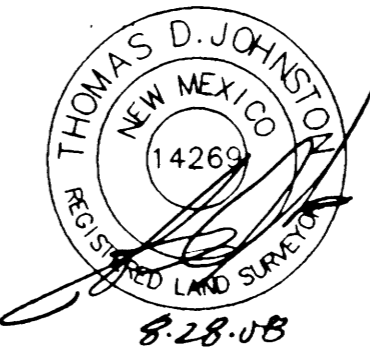
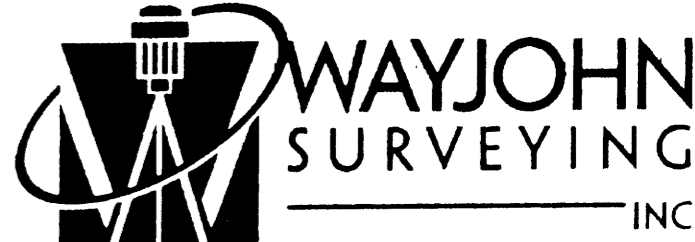


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x = 1,513,953.442
Ground-to-Grid: 0.999684760
Delta Alpha: -00° 14' 35.56"
NMSP CENTRAL ZONE NAD 1983

LEGEND
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B: SET 1/2" REBAR & CAP "PS 14269"

DURANES ROAD, N. W.
(R. O. W. VARIES - 42.5' ±)



		
	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
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VICINITY MAP (H-12)



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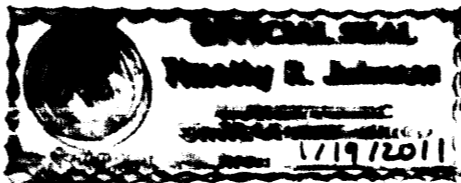
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AUGUST 2008

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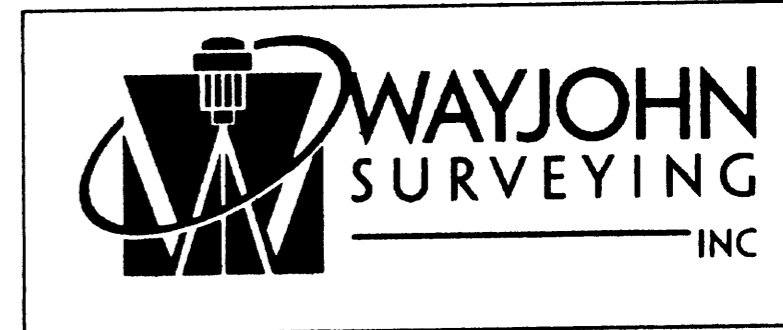
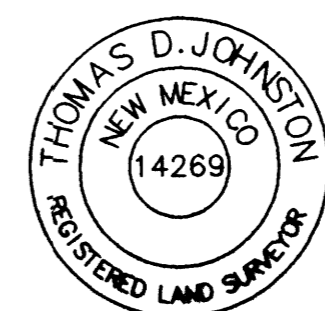
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Thomas D. Johnston 8-25-08
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2007

INDEXING INFORMATION FOR COUNTY OWNER: JUAN F. & BARBARA DELGADO LOCATION: PROJ. SEC. 12 T.10 N., R.2 E., N.M.P.M. PEREA ACRES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-8-01-2008
	CHECKED: T D J	DATE: 5 AUG 2008	SHEET 1 OF 2

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UPC# 1 012 050 338 271 10115

PROPERTY OWNER OF RECORD:
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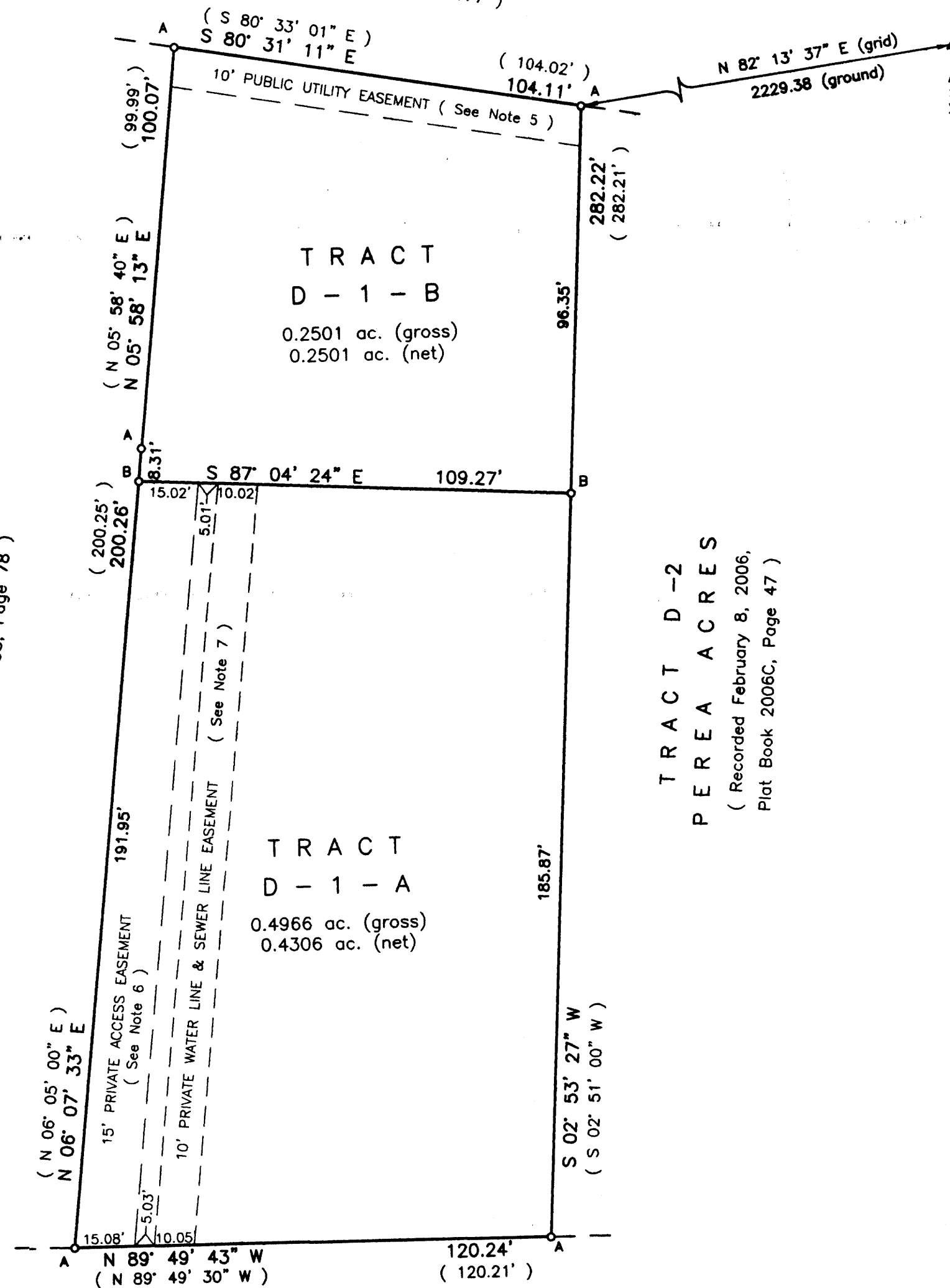
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AUGUST 2008

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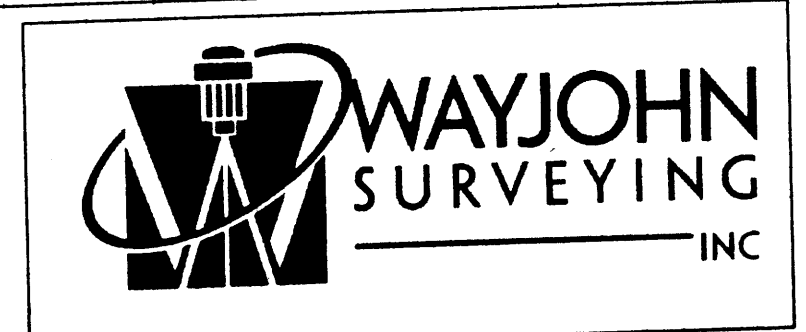
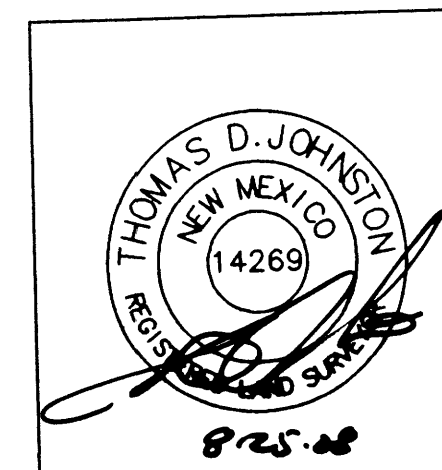
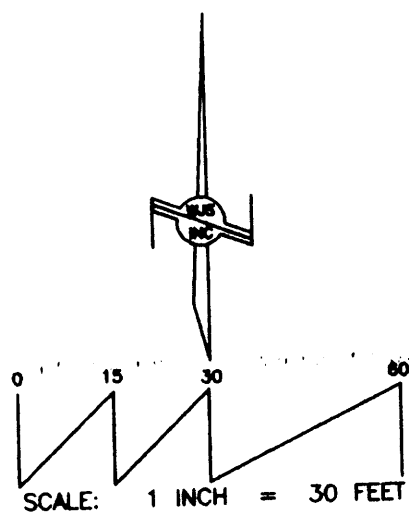
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DURANES ROAD, N. W.
(R. O. W. VARIES - 42.5' ±)



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LOCATION: PROJ. SEC. 12
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DRAWING NO. SP80108.DWG	5 AUG 2008	SHEET 2 OF 2

PLAT OF TRACTS D-1-A & D-1-B PEREA ACRES

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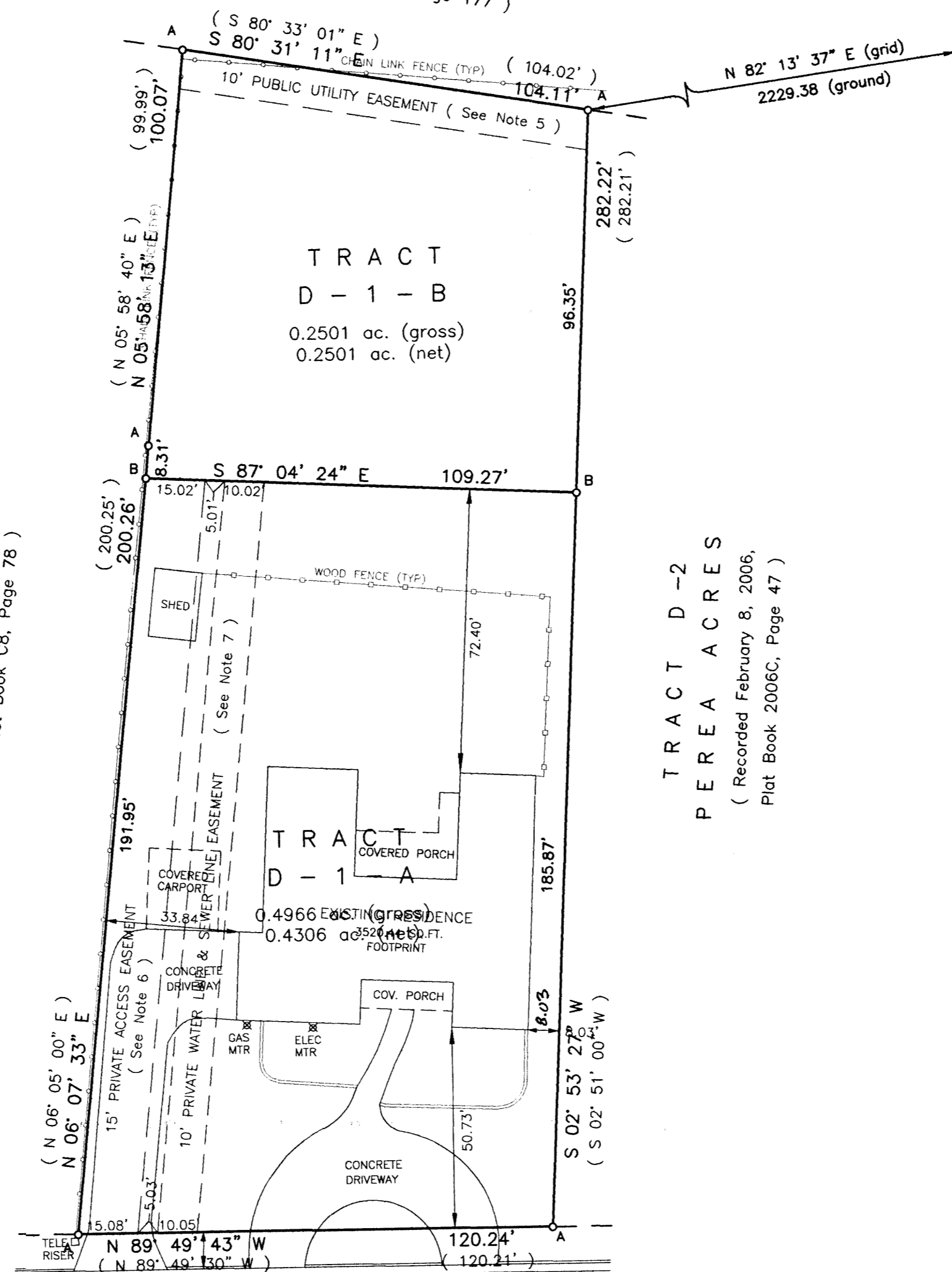
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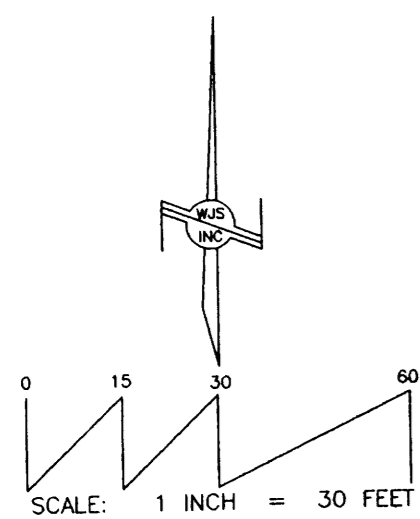
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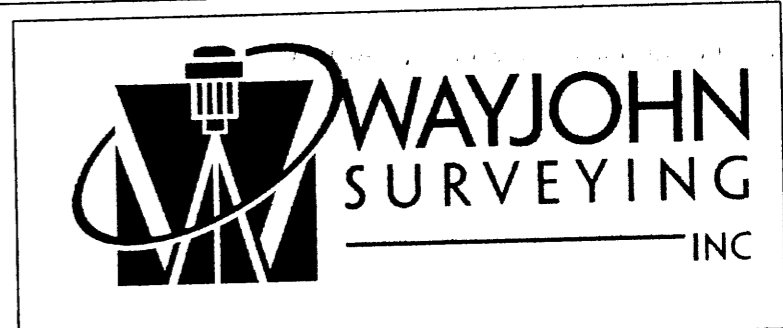
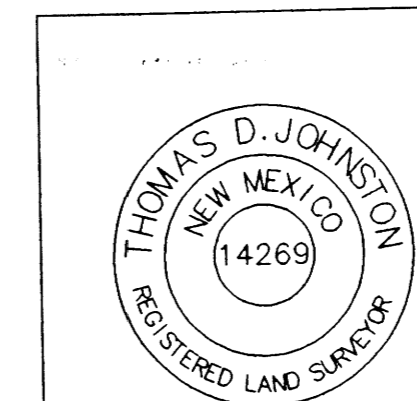
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y = 1,495,777.837
Ground-to-Grid: 0.999684760
Delta Alpha: -00° 14' 35.56"
NAD 1983

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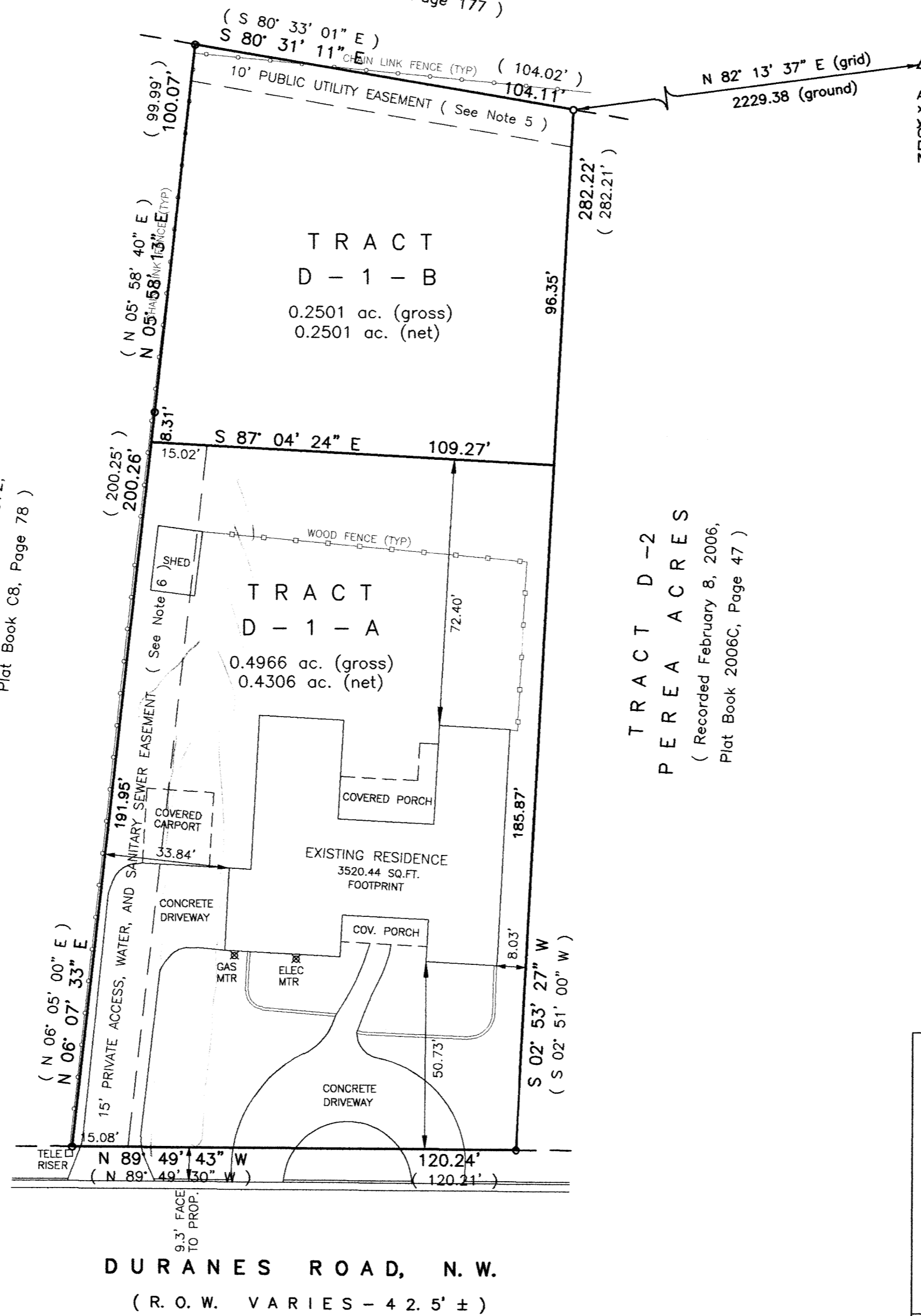
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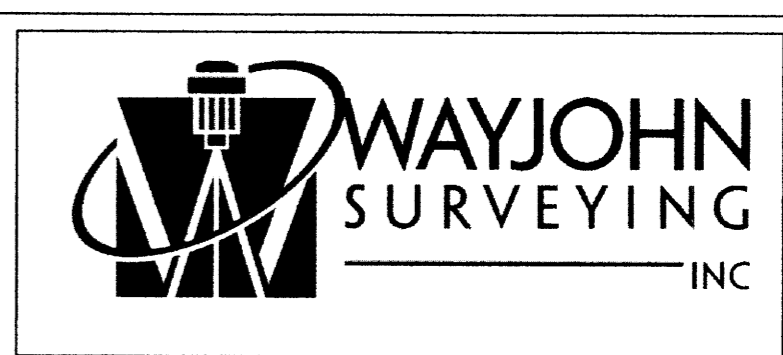
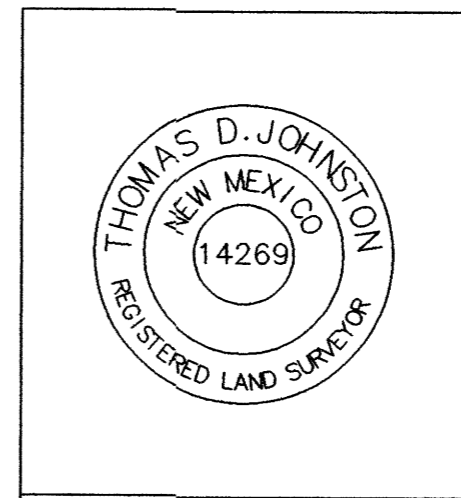
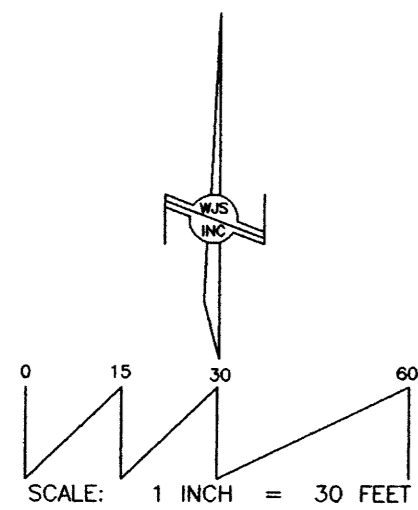
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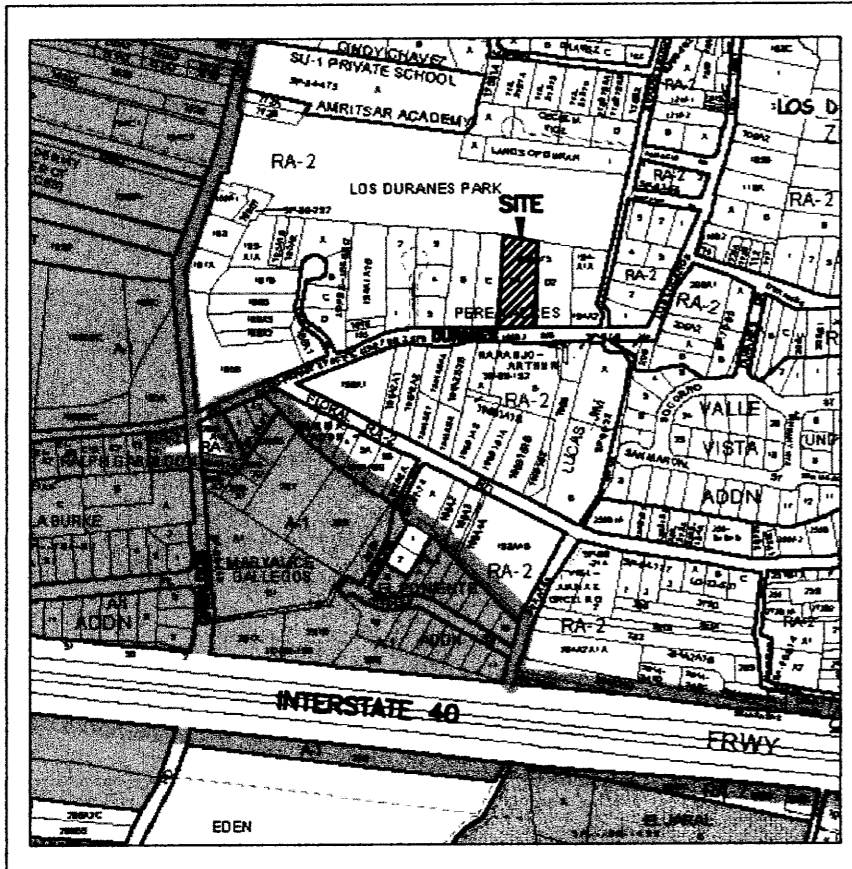
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8/11/08
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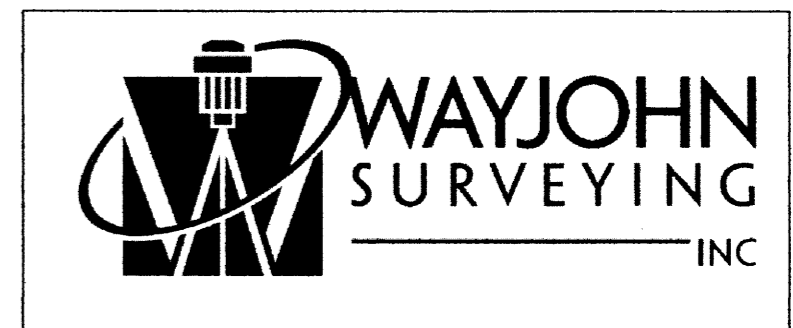
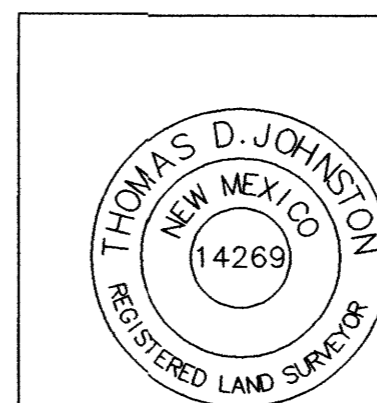
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INDEXING INFORMATION FOR COUNTY
OWNER: JUAN F. & BARBARA DELGADO
LOCATION: PROJ. SEC. 12
T.10 N., R.2 E., N.M.P.M.
PEREA ACRES

DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP80108.DWG

SCALE:
1" = 30'
5 AUG 2008

FILE NO.
SP-8-01-2008
SHEET 2 OF 2

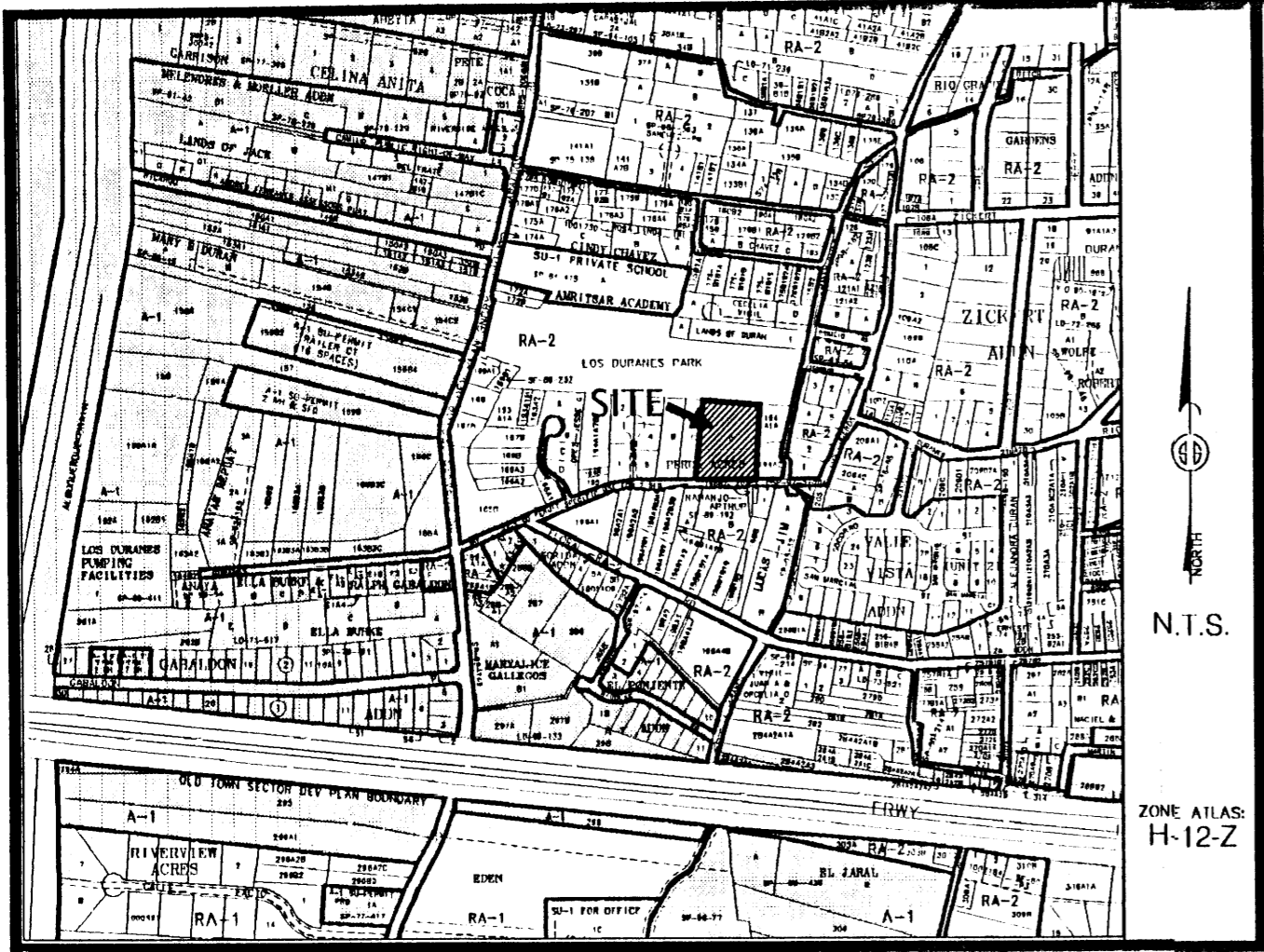
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 012 059 338 271 10115

PROPERTY OWNER OF RECORD:
JUAN F. & BARBARA DELGADO

BERNALILLO COUNTY TREASURER'S OFFICE

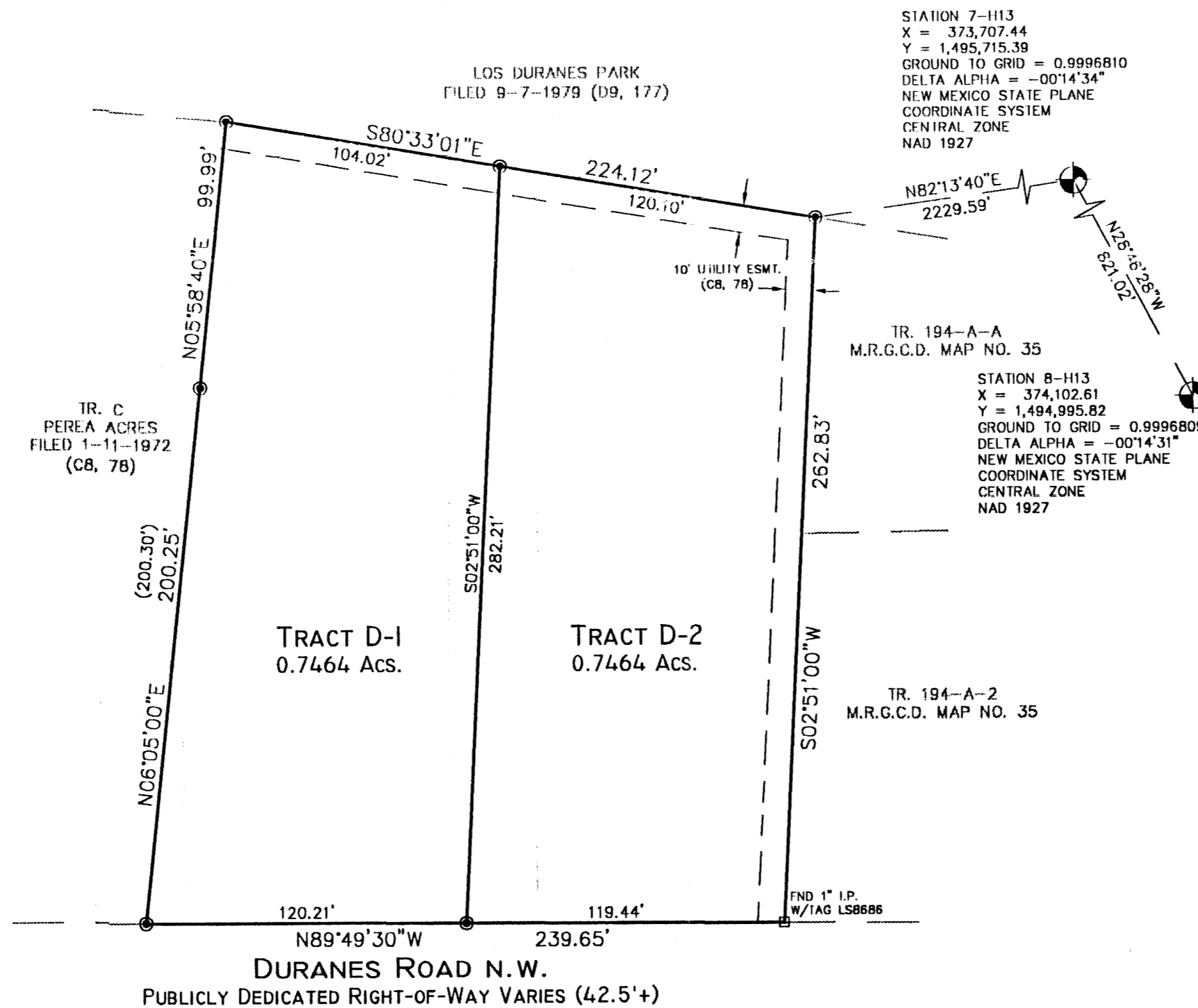
TALOS LOG # 2006-0335-80



Vicinity Map

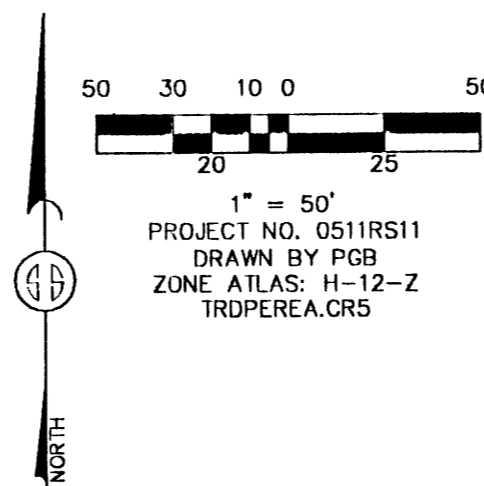
SUBDIVISION DATA / NOTES

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 PLAT OF PEREA ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 11, 1972 IN VOLUME C8, FOLIO 78.
6. GROSS AREA: 1.4928 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED RA-2.
10. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS D-1 AND D-2 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.



DURANES ROAD N.W.
PUBLICLY DEDICATED RIGHT-OF-WAY VARIES (42.5'+)

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



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:

LEGAL DESCRIPTION

TRACT LETTERED D OF PEREA ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 11, 1972 IN VOLUME C8, FOLIO 78.

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.

OWNER(S) SIGNATURE: Vitalia Candalaria DATE: 1-16-06
 OWNER(S) PRINT NAME: Vitalia Candalaria
 ADDRESS: 2829 Duranes Rd. NW TRACT:
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 10/10/09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JANUARY, 2006.
 BY: VITALIA CANDELARIA
 MY COMMISSION EXPIRES: 10/10/09
Sarah Amato
 NOTARY PUBLIC

PLAT OF
TRACTS D-1 & D-2
PEREA ACRES

PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE

BERNALILLO COUNTY NEW MEXICO
JANUARY 16, 2006
PRELIMINARY PLAT
APPROVED BY DRB

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT AND TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1004575 APPLICATION NO. 05DRB-01847

W. B. Hart DATE: 1-17-06
CITY SURVEYOR

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

WATER 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 Jan 16, 2006
Date
Gary E. Gritsko
New Mexico Professional Surveyor, 8686

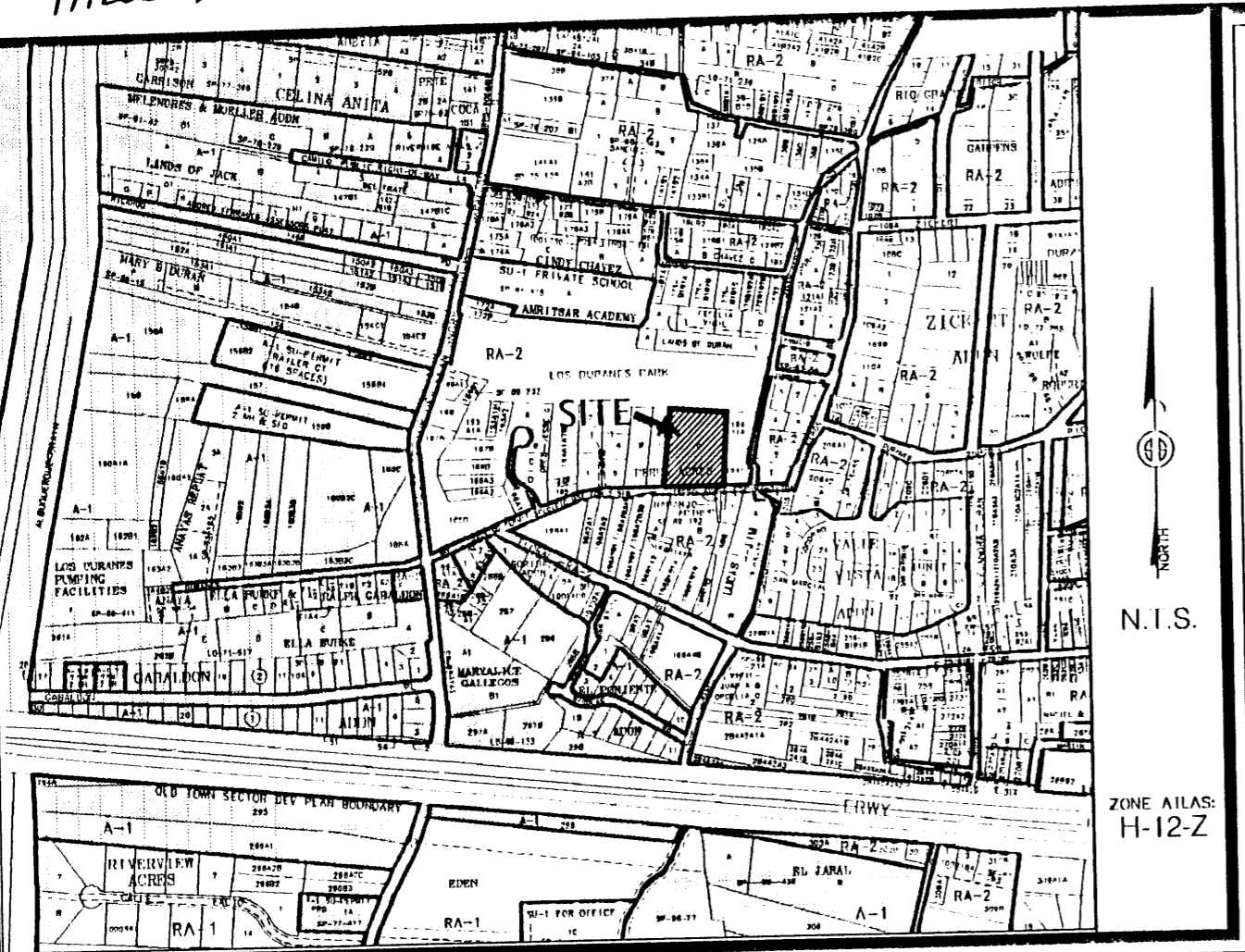


SURVEYS SOUTHWEST LTD.

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

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

T10N R2E SEC. 12



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.
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5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF PEREA ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 11, 1972 IN VOLUME C8, FOLIO 78.
6. GROSS AREA: 1.4928 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED RA-2.
10. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS D-1 AND D-2 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

LEGAL DESCRIPTION

TRACT LETTERED D OF PEREA ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 11, 1972 IN VOLUME C8, FOLIO 78.

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.

OWNER(S) SIGNATURE: Vitalia Candelaria DATE: 1-16-06
 OWNER(S) PRINT NAME: Vitalia Candelaria
 ADDRESS: 2829 Duranes R.O.W. TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/10/07
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JANUARY, 2006.
 BY: VITALIA CANDELARIA
 MY COMMISSION EXPIRES: 10/10/07
Sarah Amato
 NOTARY PUBLIC

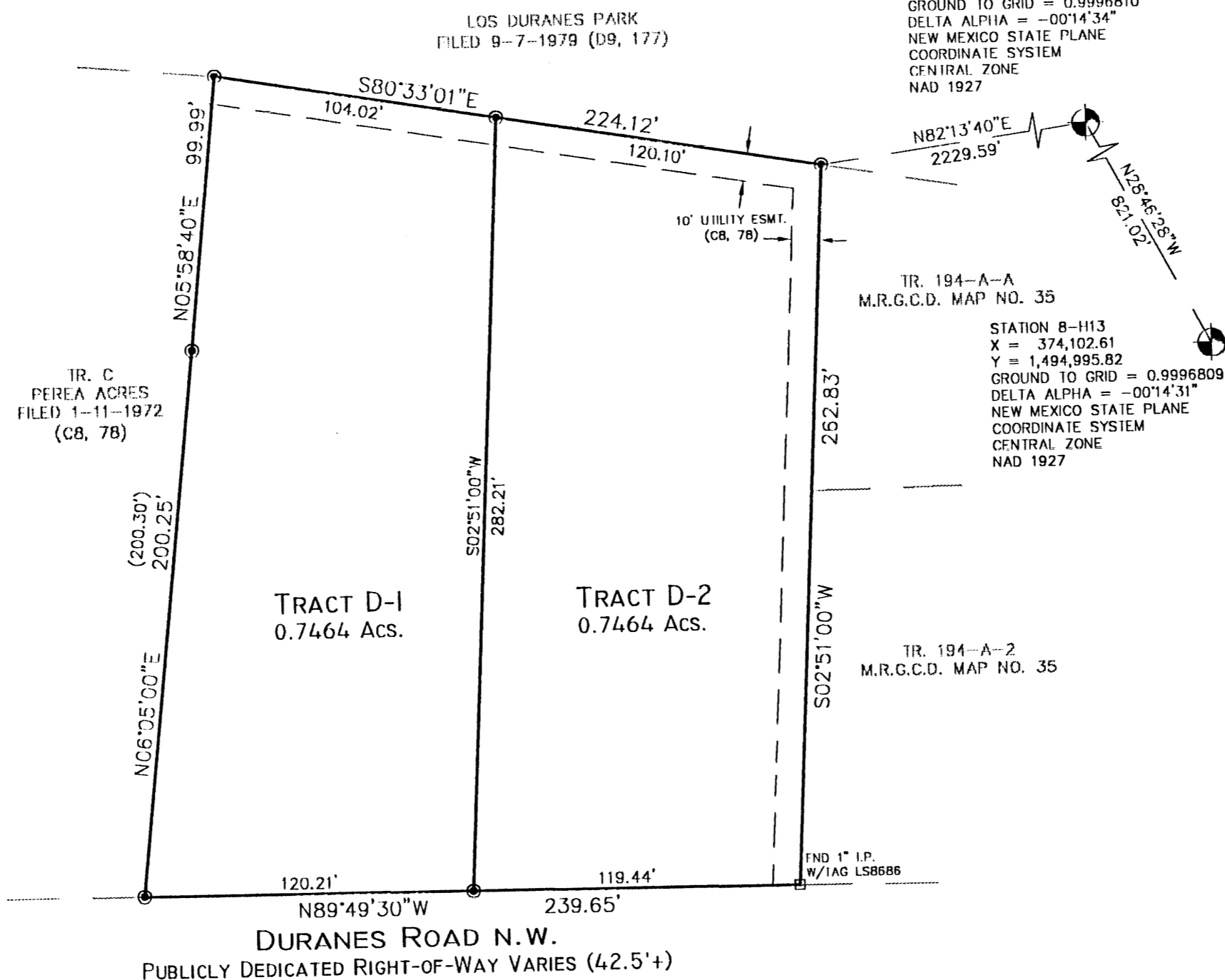
PLAT OF
 TRACTS D-1 & D-2
 PEREA ACRES
 PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2006

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1004575 APPLICATION NO. 05DRB-00069

<u>Ph B Hart</u>	1-17-06
CITY SURVEYOR	DATE
<u>Left Sign</u>	1-25-06
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	1/25/06
PARKS & RECREATION DEPARTMENT	DATE
<u>William J. Palot</u>	1/25/06
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley J. Bingham</u>	1/25/06
A.M.A.F.C.A.	DATE
<u>Bradley J. Bingham</u>	1/25/06
CITY ENGINEER	DATE
<u>Andrew Garcia</u>	1/31/06
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 Jan 16, 2006
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

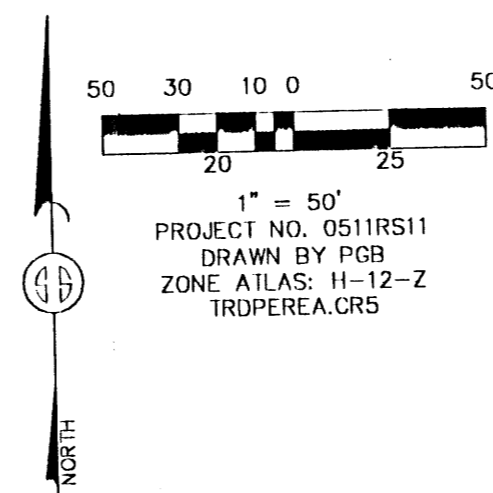
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

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

T10N R2E SEC. 12

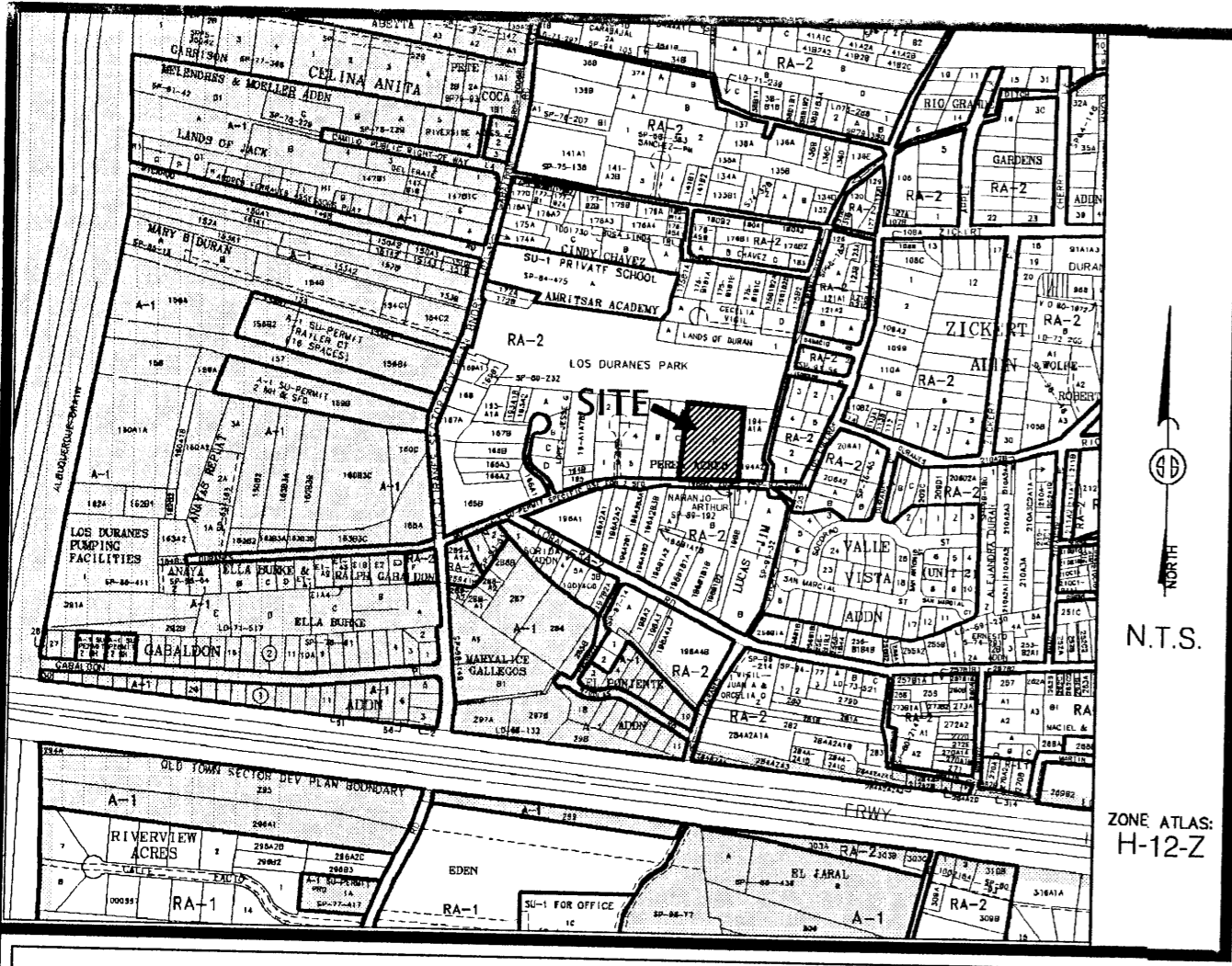
MONUMENT LEGEND

- - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

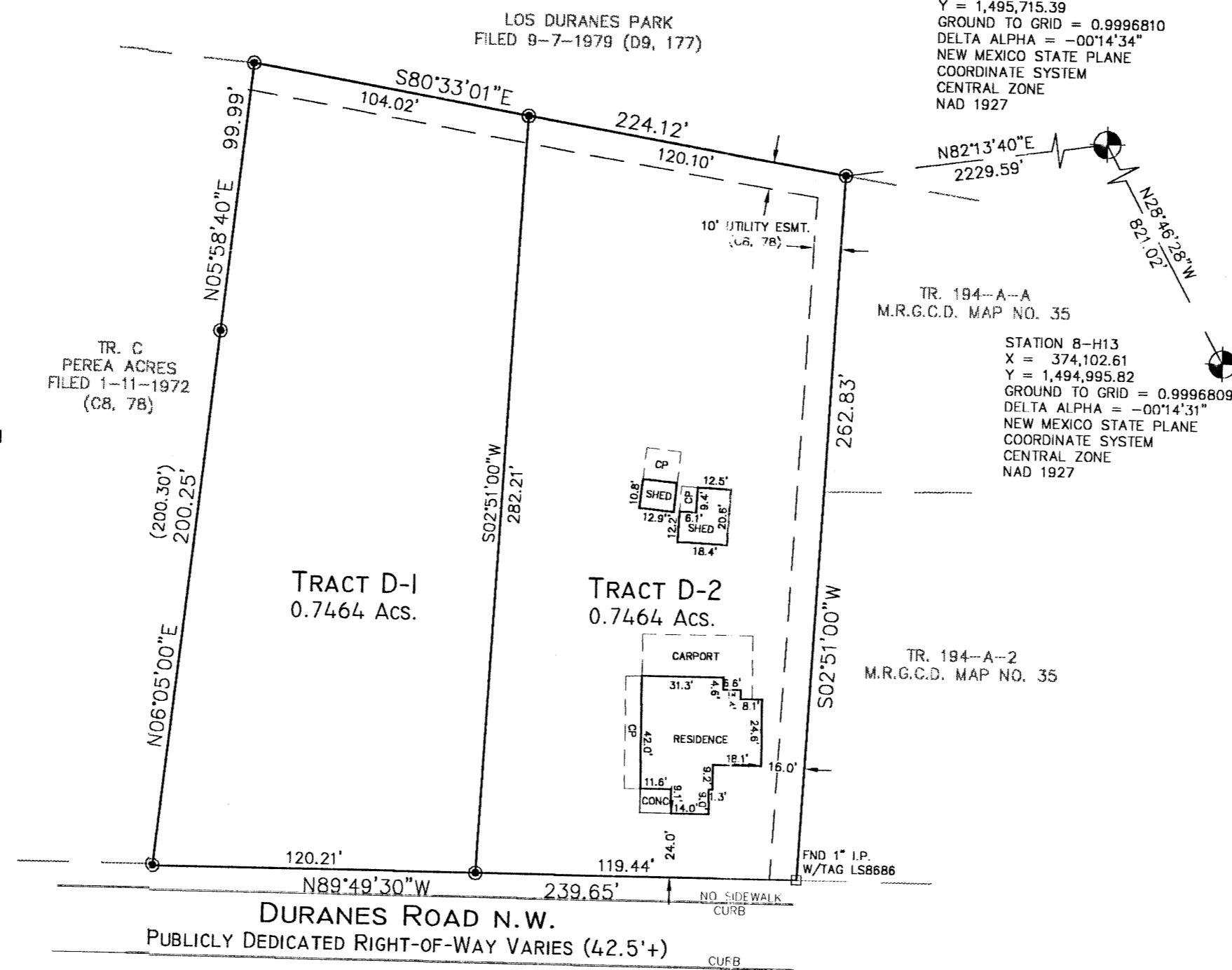
UPC #: 10180593408701013
 PROPERTY OWNER OF RECORD:
Vitalia Candelaria
 BERNALILLO COUNTY TREASURERS OFFICE:
Donna Mares 2-8-06



Vicinity Map

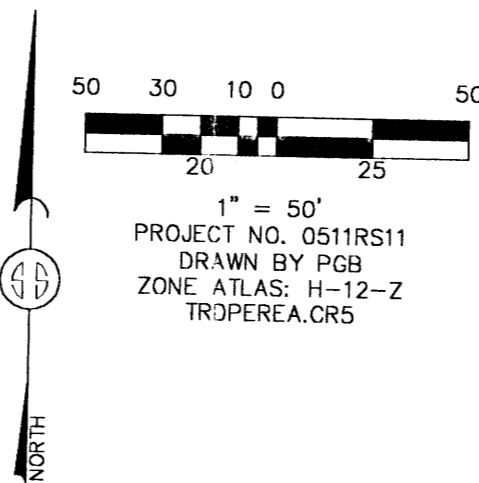
SUBDIVISION DATA / NOTES

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MONUMENT LEGEND

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- - FOUND MONUMENT AS NOTED
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LEGAL DESCRIPTION

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FREE CONSENT

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OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____ ADDRESS: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.
 BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

PLAT OF TRACTS D-1 & D-2 PEREA ACRES PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER 2005

DISCLOSURE STATEMENT

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CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
WATER UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

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Gary E. Gritsko
 New Mexico Professional Surveyor, 8686

Date



SURVEYS SOUTHWEST LTD.

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

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

T10N R2E SEC. 12

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____