

PLAT
OF
LOTS 2-A & 2-B
LANDS OF BACA & CHAVEZ
(BEING A REPLAT OF LOT 2 AND TRACT 84B M.R.G.C.D. MAP 31)
SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVAL: _____

DISCLOSURE STATEMENT:
THE PURPOSE OF THE FILING OF THIS PLAT IS TO REPLAT LOT 2 INTO 2 LOTS, TO INCORPORATE TRACT 84-B, M.R.G.C.D. MAP 31 WITHIN LOT 2-B. SHOW AN EXISTING JOINT ACCESS EASEMENT RECORDED AUGUST 27, 1986 IN BOOK MISC. 388-A, PAGES 183-186, AND TO DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

City Approvals: *[Signature]* 2-1-08
City Surveyor Date

Traffic Engineering, Transportation Division Date

A.B.C.W.U.A. Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

M.R.G.C.D. Date

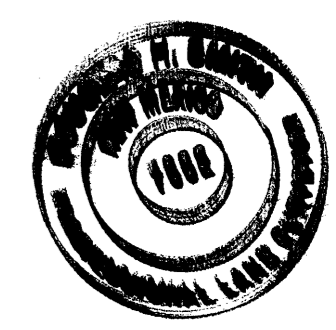
DRB Chairperson, Planning Department Date

Utility Approvals:

PNM GAS AND Electric Services Date

Qwest Telecommunications Date

Comcast Date



DOCUMENTS USED IN THIS SURVEY:
PLAT OF LANDS OF BACA & CHAVEZ, 11/17/83, BK. C22, P. 117.
GRANT OF JOINT ACCESS ESMT. 8/27/86, MISC. 388-A, P. 183-186.
QUITCLAIM DEED RECORDED 9/12/86, MISC. 280-A, P. 318.

I, DOUGLAS H. SMITH, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, CONFORMS WITH THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE EFFECTIVE MAY 1, 2007, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature]
Douglas H. Smith, N.M.P.S. No. 7002

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATE IN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BEING DESIGNATED AS LOT 2 LANDS OF BACA AND CHAVEZ, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1983, BOOK C22, FOLIO 177, TOGETHER WITH TRACT 84-B M.R.G.C.D. MAP 31, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, WHENCE AN ACS CONTROL STATION STAMPED 14-F13, BEARS N 06°55'23" E A DISTANCE OF 1404.10 FEET; THENCE FROM SAID POINT OF BEGINNING S 73°49'06" E A DISTANCE OF 179.54 FEET; THENCE S 23°42'09" W A DISTANCE OF 21.21 FEET; THENCE S 67°55'03" E A DISTANCE OF 14.96 FEET; THENCE S 69°34'55" E A DISTANCE OF 27.13 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GRIEGOS DRAIN; THENCE S 22°42'51" W ALONG THE WESTERLY RIGHT OF WAY OF GRIEGOS DRAIN A DISTANCE OF 167.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GRIEGOS ROAD N.W.; THENCE N 48°31'40" W ALONG THE NORTHERLY RIGHT OF WAY OF GRIEGOS ROAD N.W. A DISTANCE OF 22.31 FEET; THENCE S 21°01'56" W A DISTANCE OF 4.15 FEET; THENCE N 58°40'04" W ALONG THE NORTHERLY RIGHT OF WAY OF GRIEGOS ROAD N.W. A DISTANCE OF 140.00 FEET; THENCE N 70°08'06" W ALONG THE NORTHERLY RIGHT OF WAY OF GRIEGOS ROAD N.W. A DISTANCE OF 44.13 FEET; THENCE N 16°10'54" E A DISTANCE OF 145.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7791 ACRES MORE OR LESS.

DEDICATION:
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, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON AND THE DEDICATION OF ADDITIONAL STREET RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

NOTARY:
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
On this 30 day of January, 2008, this instrument was acknowledged before me by:
[Signature] 1-30-08
ETNA L. CHAVEZ Date
[Signature] 1-30-08
ELADIO F. CHAVEZ Date
[Signature] June 7, 2009
Notary Public My commission expires:

- SURVEYOR NOTES:**
- CONTROL STATIONS USED:
CITY OF ALBUQUERQUE CONTROL STATION "10-G13-A" DATA:
BRASS TABLET (FOUND IN PLACE)
STAMPED "10-G13-A"
NEW MEXICO STATE PLANE NAD 27 GRID
COORDINATES (CENTRAL ZONE)
X=373,478.96 FEET Y=1,501,045.77 FEET
GROUND TO GRID FACTOR = 0.9996792
DELTA ALPHA = (-)00°14'36"

CITY OF ALBUQUERQUE CONTROL STATION "14-F13" DATA:
BRASS TABLET (FOUND IN PLACE)
STAMPED "14-F13"
NEW MEXICO STATE PLANE NAD 27 GRID
COORDINATES (CENTRAL ZONE)
X=375,441.56 FEET Y=1,506,688.54 FEET
GROUND TO GRID FACTOR = 0.9996797
DELTA ALPHA = (-)00°14'23"
 - BASIS OF BEARING - NAD 27 STATE PLANE, NM CENTRAL ZONE GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (BEARING = N 19°10'41" E).
 - DISTANCES ARE GROUND.
 - PLAT SHOWS ALL EASEMENTS OF RECORD.
 - ALL CORNERS FOUND TAGGED "7002", ALL CORNERS SET ARE CAPPED "7002".
 - BEARINGS AND DISTANCES WITHIN PARENTHESIS () ARE RECORD.
 - THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT _____.
 - 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

SUBDIVISION DATA:

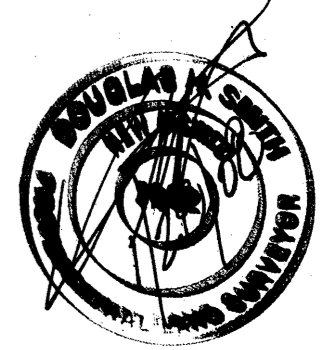
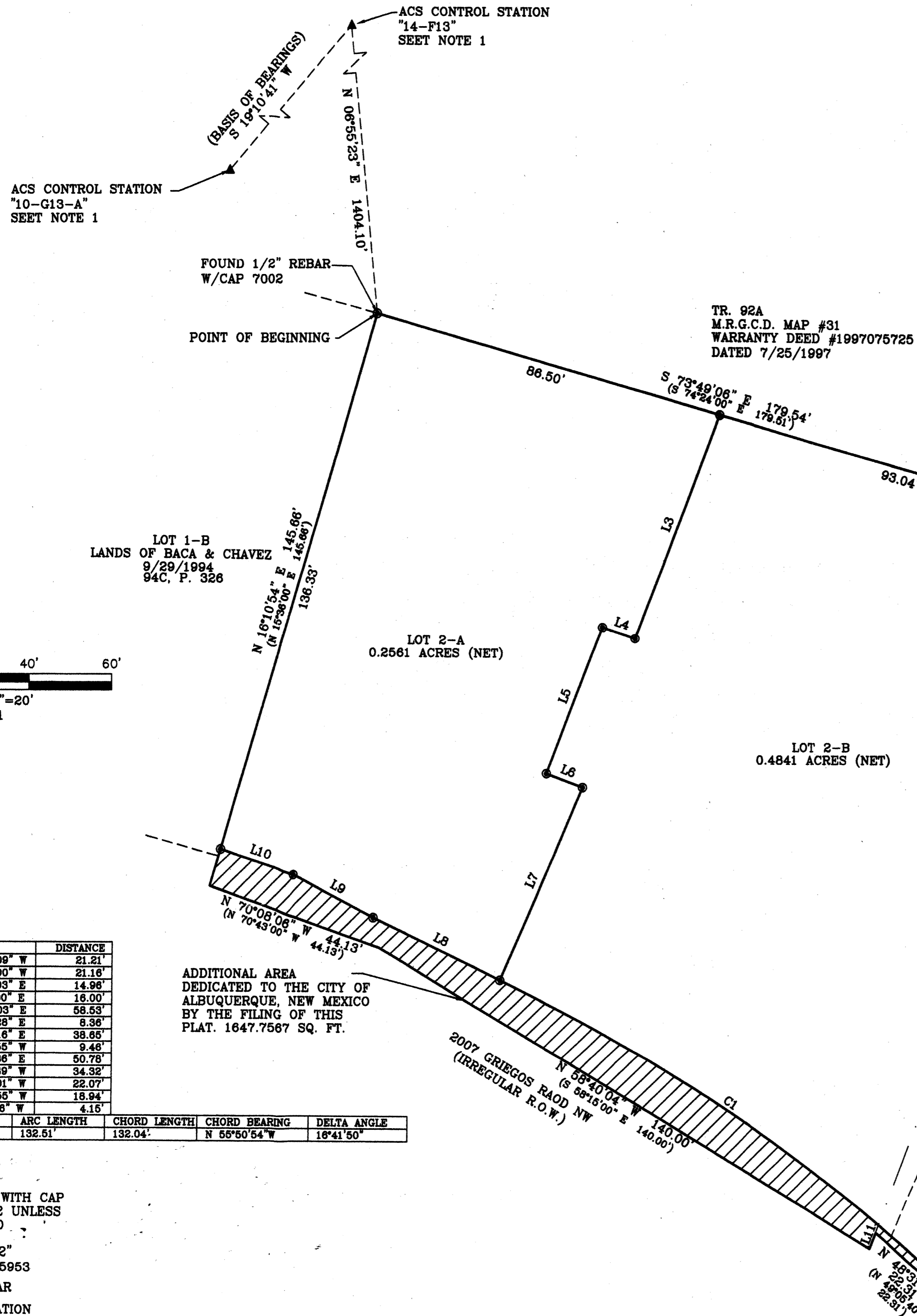
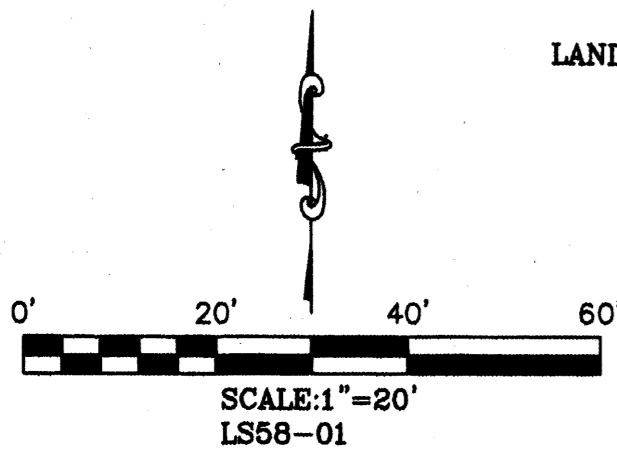
Zone Atlas No.	F-13-Z
Gross Acreage	0.7791
Number of existing Lots/Tracts	One (1)
Number of Lots/Tracts created	Two (2)
Total Mileage of streets created	-0-
Current Zoning	RA-2
Talos Log No.	2007433076
Date of Survey	JANUARY, 2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 101306120920231004
PROPERTY OWNER ON RECORD:
ELADIO R. & ETNA L. CHAVEZ

BERNALILLO COUNTY TREASURER'S OFFICE:

6/7/09

PLAT
OF
LOTS 2-A & 2-B
LANDS OF BACA & CHAVEZ
(BEING A REPLAT OF LOT 2 AND TRACT 84B M.R.G.C.D. MAP 31)
SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008



LINE	BEARING	DISTANCE
L1	S 23°42'09" W	21.21'
(L1)	S 22°56'00" W	21.16'
L2	S 67°55'03" E	14.98'
(L2)	S 67°51'00" E	16.00'
L3	N 20°25'03" E	58.53'
L4	S 70°42'28" E	8.36'
L5	N 20°27'16" E	38.65'
L6	N 66°51'55" W	9.48'
L7	N 23°01'36" E	50.78'
L8	N 63°51'39" W	34.32'
L9	N 62°09'01" W	22.07'
L10	N 70°54'55" W	18.94'
L11	S 21°01'56" W	4.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	454.71'	132.51'	132.04'	N 56°50'54" W	16°41'50"

ADDITIONAL AREA DEDICATED TO THE CITY OF ALBUQUERQUE, NEW MEXICO BY THE FILING OF THIS PLAT. 1647.7567 SQ. FT.

ADDITIONAL AREA DEDICATED TO THE CITY OF ALBUQUERQUE, NEW MEXICO BY THE FILING OF THIS PLAT. 44.2192 SQ. FT.

- LEGEND**
- SET 1/2" REBAR WITH CAP STAMPED LS 7002 UNLESS OTHERWISE NOTED
 - ◆ FOUND REBAR 1/2" W/CAP STAMPED 5953
 - FOUND 1/2" REBAR
 - ▲ ACS CONTROL STATION

SITE SKETCH

OF LOTS 2-A & 2-B LANDS OF BACA & CHAVEZ

(BEING A REPLAT OF LOT 2 AND TRACT 84B M.R.G.C.D. MAP 31)
SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

LINE	BEARING	DISTANCE
L1	S 23°42'09" W	21.21'
(L1)	S 22°58'00" W	21.16'
L2	S 87°55'03" E	14.96'
(L2)	S 87°51'00" E	16.00'
L3	N 20°25'03" E	58.53'
L4	S 70°42'28" E	8.36'
L5	N 20°27'16" E	38.65'
L6	N 68°51'55" W	9.48'
L7	N 23°01'36" E	50.78'
L8	N 63°51'39" W	34.32'
L9	N 62°09'01" W	22.07'
L10	N 70°54'55" W	18.94'
L11	S 21°01'56" W	4.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	454.71'	132.51'	132.04'	N 55°50'54" W	16°41'50"

ACS CONTROL STATION
"14-F13"
SEET NOTE 1

ACS CONTROL STATION
"10-G13-A"
SEET NOTE 1

(BASIS OF BEARINGS)
S 19°10'41" W

N 06°55'23" E 1404.10'

FOUND 1/2" REBAR
W/CAP 7002

POINT OF BEGINNING

TR. 92A
M.R.G.C.D. MAP #31
WARRANTY DEED #1997075725
DATED 7/25/1997

FOUND 1/2"
REBAR CAP 5953

TR. 92A
M.R.G.C.D. MAP #31
WARRANTY DEED #1997075725
DATED 7/25/1997

FOUND 1/2"
REBAR W/CAP
5953

GRANT OF 16' JOINT ACCESS
EASEMENT RECORDED AUG. 27,
1986, BK. MISC.338-A, P.
183-188, AS SHOWN ON SURVEY
BY CHARLES TIM SCANELL ON
9/1/1984, PLS NO. 3244.

ADDITIONAL AREA
DEDICATED TO THE CITY OF
ALBUQUERQUE, NEW MEXICO
BY THE FILING OF THIS
PLAT. 44.2192 SQ. FT.

LOT 1-B
LANDS OF BACA & CHAVEZ
9/29/1994
94C, P. 326

LOT 2-A
0.2561 ACRES (NET)

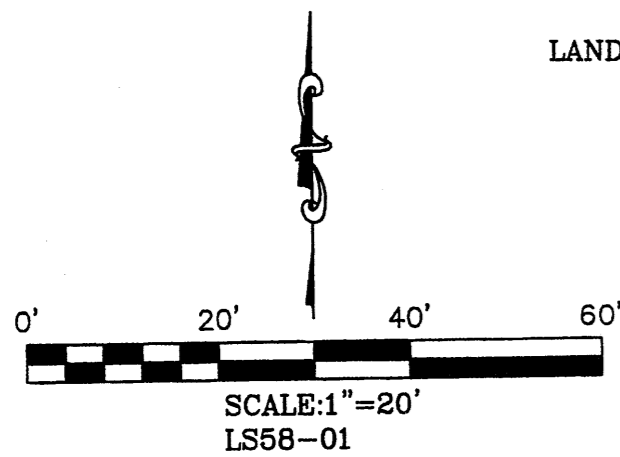
LOT 2-B
0.4841 ACRES (NET)

PROPOSED PROPERTY
LINE IS 2.0' NORTH OF
BACK OF EXISTING
SIDEWALK

5.7' FACE OF CURBING
TO PROPOSED PROP.
LINE

ADDITIONAL AREA
DEDICATED TO THE CITY OF
ALBUQUERQUE, NEW MEXICO
BY THE FILING OF THIS
PLAT. 1647.7567 SQ. FT.

2007 GRIEGOS RAOD NW
(IRREGULAR R.O.W.)



LEGEND

- SET 1/2" REBAR WITH CAP STAMPED LS 7002 UNLESS OTHERWISE NOTED
- ◆ FOUND REBAR 1/2" W/CAP STAMPED 5953
- FOUND 1/2" REBAR
- ▲ ACS CONTROL STATION