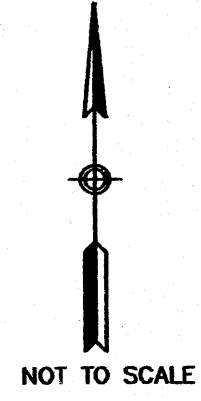


VICINITY MAP NO. L-14-Z



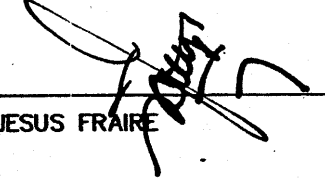
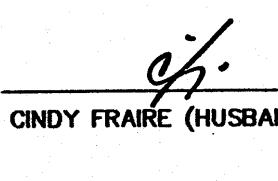
**LEGAL DESCRIPTION**

LOTS 12 AND 13, GREGORIO AND RAFAEL APODACA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 1952 IN MAP BOOK A01, PAGE 121.

**FREE CONSENT**

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

**OWNERS:**

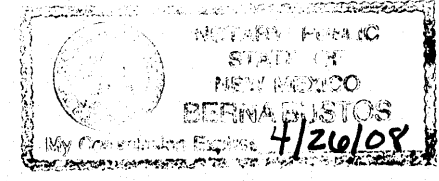
JESUS FRAIRE  CINDY FRAIRE (HUSBAND AND WIFE) 

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF March, 2006, BY JESUS AND CINDY FRAIRE (HUSBAND AND WIFE).

Berna Bustos  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08



**PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:


- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF LOT 12-A GREGORIO AND RAFAEL APODACA ADDITION**

WITHIN SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2006

**PRELIMINARY PLAT APPROVED BY DRB ON**

PROJECT NUMBER:	
APPLICATION NUMBER:	
UTILITY APPROVALS	
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST	DATE
CITY APPROVALS:	
	<u>3/17/06</u>
CITY SURVEYOR	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**SURVEYORS CERTIFICATE**

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Richard A. Borgel 3-15-06  
RICHARD A. BORGEL DATE  
N.M.R.P.L.S. NO. 7429

**DISCLOSURE STATEMENT:**

1. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO ONE NEW LOT, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.

**GENERAL NOTES:**

1. PLAT OF SURVEY COMPLETED BY PITT ROSS, DATED JULY 1906. ENTITLED "GREGORIO AND RAFAEL APODACA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO MAY, SITUATED IN SAN JOSE PRECINCT, NO. 1..." FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A01 PAGE 121.
2. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOT 12-A, GREGORIO AND RAFAEL APODACA ADDITION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
3. UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
5. TOTAL AREA OF PROPERTY: 0.1289 ACRES.
6. TALOS LOG NO. 2006104006
7. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
8. DISTANCES ARE GROUND BEARINGS ARE GRID.
9. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
10. DATE FIELD WORK: FEBRUARY 23, 2006
11. CURRENT ZONING: SU-2 MR

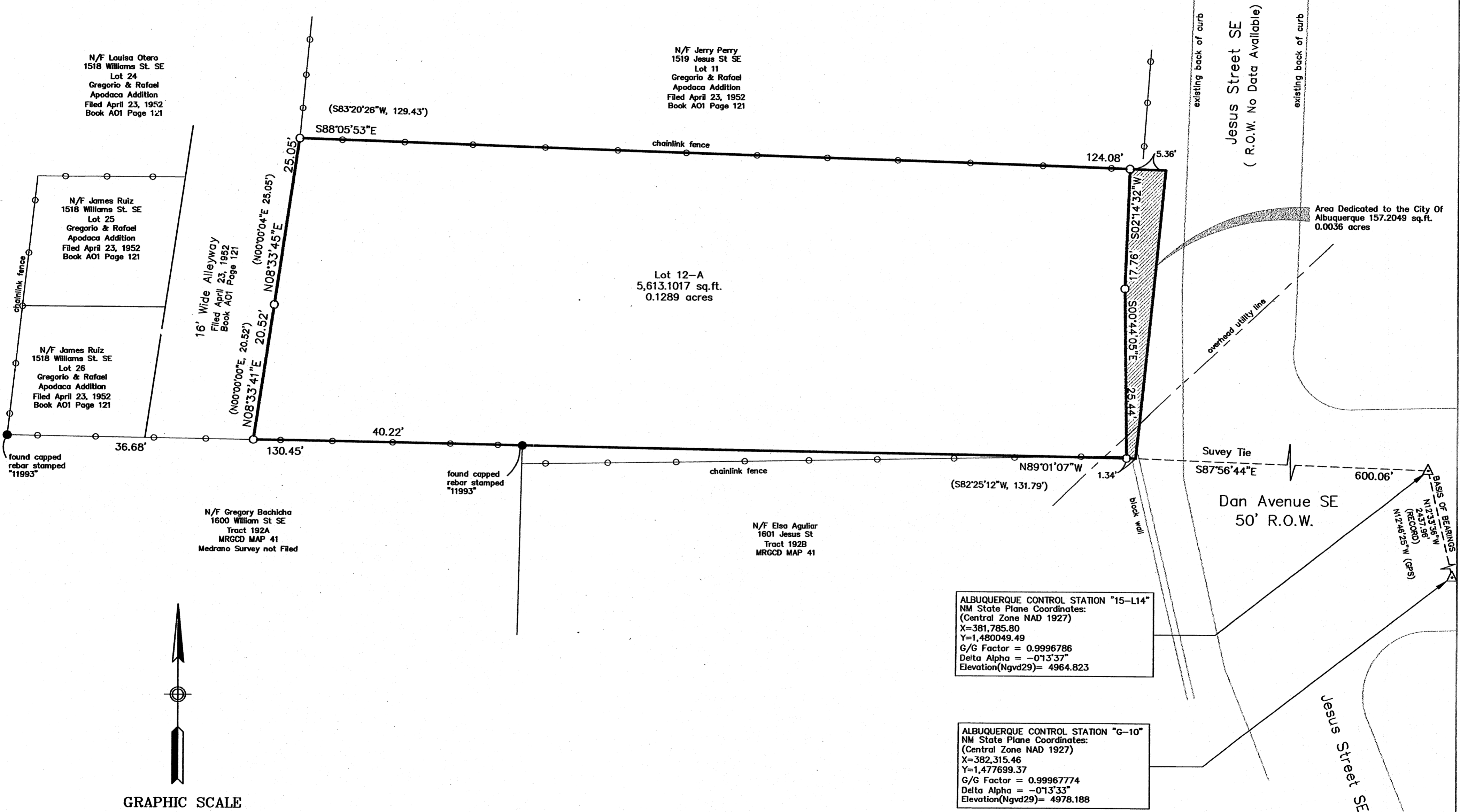
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC#: \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURES OFFICE: \_\_\_\_\_

**LAND DEVELOPMENT CONSULTANTS, LLC.**  
5620 B. MODESTO NE  
ALBUQUERQUE, NEW MEXICO 87113  
PH. 505-858-2441 / FAX 505-858-2445  
E-MAIL: LDC.LLC@MSN.COM

**LEGEND**

- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED RPLS 7429 SET THIS SURVEY
- DESIGNATES 1/2" REBAR YELLOW CAP MARKED 11993 UNLESS OTHERWISE SHOWN
- △ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT

**PLAT OF  
LOT 12-A  
GREGORIO AND RAFAEL APODACA ADDITION**  
WITHIN SECTION 29, TOWNSHIP 10 NORTH,  
RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
MARCH 2006



N/F Louisa Otero  
1518 Williams St. SE  
Lot 24  
Gregorio & Rafael  
Apodaca Addition  
Filed April 23, 1952  
Book A01 Page 121

N/F Jerry Perry  
1519 Jesus St SE  
Lot 11  
Gregorio & Rafael  
Apodaca Addition  
Filed April 23, 1952  
Book A01 Page 121

N/F James Ruiz  
1518 Williams St. SE  
Lot 25  
Gregorio & Rafael  
Apodaca Addition  
Filed April 23, 1952  
Book A01 Page 121

N/F James Ruiz  
1518 Williams St. SE  
Lot 26  
Gregorio & Rafael  
Apodaca Addition  
Filed April 23, 1952  
Book A01 Page 121

16' Wide Alleyway  
Filed April 23, 1952  
Book A01 Page 121

N/F Gregory Bashicha  
1600 William St. SE  
Tract 192A  
MRGCD MAP 41  
Medrano Survey not Filed

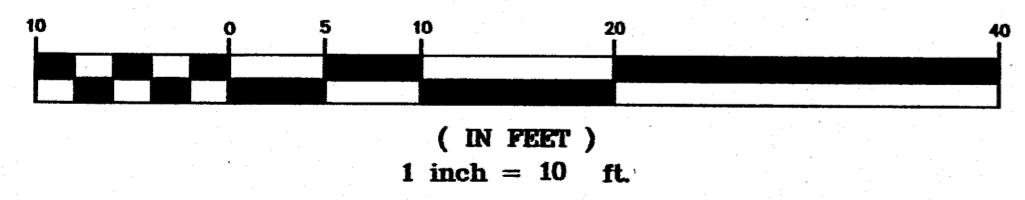
N/F Elsa Aguilar  
1601 Jesus St  
Tract 192B  
MRGCD MAP 41

ALBUQUERQUE CONTROL STATION "15-L14"  
NM State Plane Coordinates:  
(Central Zone NAD 1927)  
X=381,785.80  
Y=1,480,049.49  
G/G Factor = 0.9996786  
Delta Alpha = -0°13'37"  
Elevation(Ngvd29)= 4964.823

ALBUQUERQUE CONTROL STATION "G-10"  
NM State Plane Coordinates:  
(Central Zone NAD 1927)  
X=382,315.46  
Y=1,477,699.37  
G/G Factor = 0.99967774  
Delta Alpha = -0°13'33"  
Elevation(Ngvd29)= 4978.188

Area Dedicated to the City Of  
Albuquerque 157,2049 sq.ft.  
0.0036 acres

**GRAPHIC SCALE**



**L D C**  
**LAND DEVELOPMENT  
CONSULTANTS, LLC.**  
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