

VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN LOT 5-P1 OF ESTRADA COURT SUBDIVISION AND LOT 1 OF KELLER LANE SUBDIVISION THEREBY CREATING LOT 5-A-P1 OF ESTRADA COURT SUBDIVISION AND LOT 1-A OF KELLER LANE SUBDIVISION RESPECTIVELY.

**PROPERTY DESCRIPTION**

ALL OF LOT NUMBERED 1 OF KELLER LANE SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 5, 2005, IN BOOK 2005C AT PAGE 104, AND ALSO ALL OF LOT NUMBERED 5-P1 OF ESTRADA COURT SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2005, IN BOOK 2005C AT PAGE 299.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DO HEREBY STATE AND CONFIRM THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREON, AND WE DO FURTHER STATE THAT WE HOLD COMPLETE AND INDEFEASIBLE TITLE THERETO IN FEE SIMPLE ABSOLUTE AND THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES; IN WITNESS WHEREOF WE HEREBY AFFIX OUR HAND.

ROBERT B. KEERAN, PRESIDENT OF LLAVE DEVELOPMENT, INCORPORATED

CYNTHIA J. KEERAN

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO }  
STATE OF NEW MEXICO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF MAY, 2006, BY ROBERT B. KEERAN, PRESIDENT OF LLAVE DEVELOPMENT, INCORPORATED, A NEW MEXICO CORPORATION.

*Karen L. Hall*  
NOTARY PUBLIC

MY COMMISSION EXPIRES / /



**ACKNOWLEDGMENT**

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*Karen L. Hall*  
NOTARY PUBLIC

MY COMMISSION EXPIRES / /



**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 0.4690 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00
- 7) TALOS LOG No. 2005172981

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED

P.U.E. PUBLIC UTILITY EASEMENT

**KEYED NOTES**

- ① 20' WATERLINE EASEMENT FILED: 09-06-05; 2005C-299
- ② 10' SANITARY SEWER EASEMENT FILED: 09-06-05; 2005C-299
- ③ 10' GAS LINE EASEMENT FILED: 09-06-05; 2005C-299

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_

AND ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
LOT 5-A-P1  
ESTRADA COURT SUBDIVISION  
AND LOT 1-A  
KELLER LANE SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 17  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2006

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

*Philip W. Turner* 5/22/06  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PNM GAS & ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 5/31/06

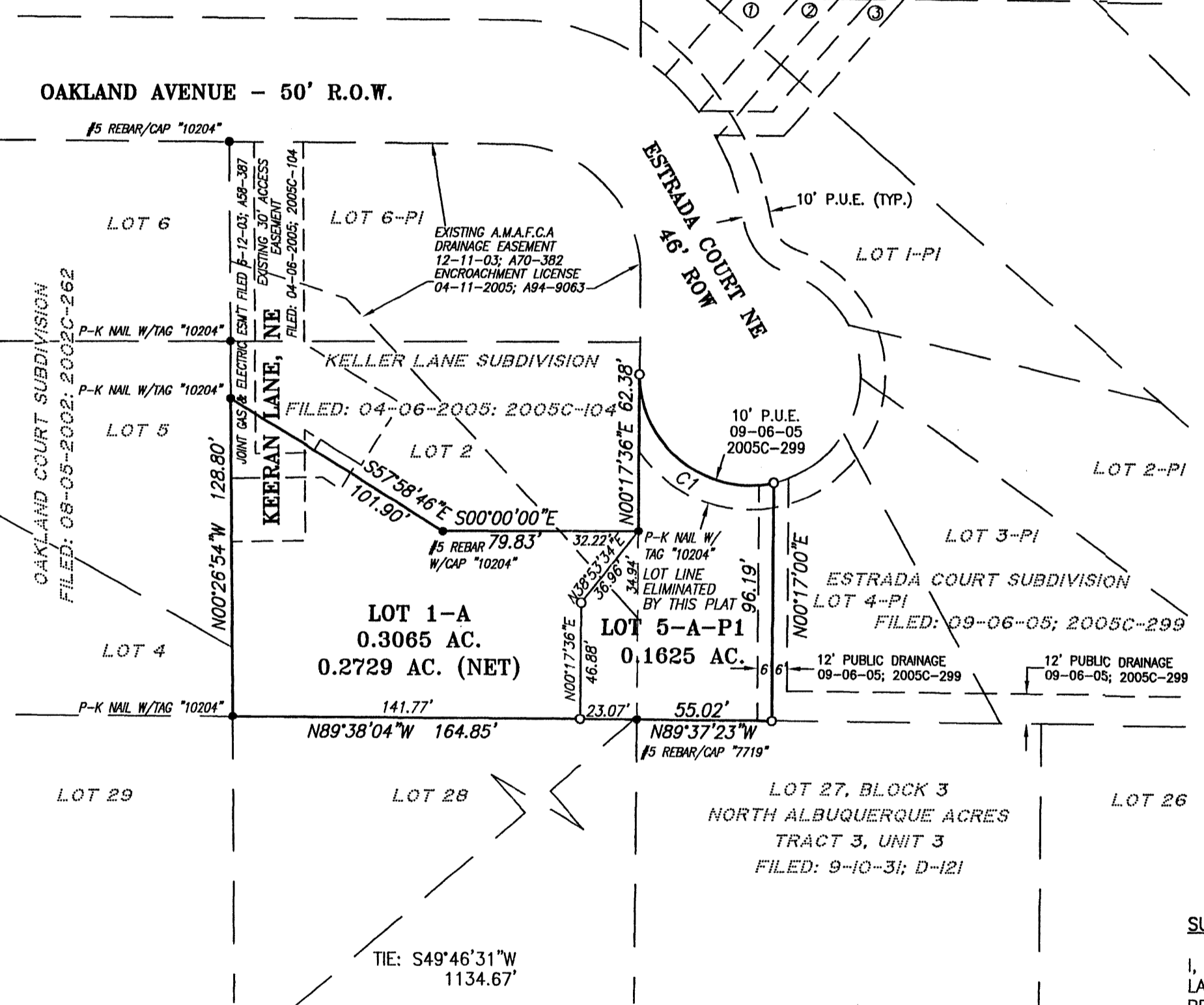
**FEMA FLOODPLAIN AND LOMR NOTES**

1. FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
2. UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN OVER THIS AREA, AND ANY FUTURE LOTS DEVELOPED WITHIN THIS AREA, MAY REQUIRE THE ISSUANCE OF A FLOOD INSURANCE POLICY.

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2003, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner* 5-22-06  
PHILIP W. TURNER N.M.P.S. 10204 DATE



ACS CONTROL STATION "7-C19"  
X=410171.36  
Y=1522006.02  
ELEV.=5483.076 (NAVD29)  
CONVERGENCE=-0°10'24"  
COMBINED FACTOR=0.999647055  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	80.77'	45.00'	102°50'23"	S51°08'11"E	70.36'

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-C19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND MEASURE.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA AND PLAT DATA ARE EQUIVALENT.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTIES.
  - 5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU.
  - 6) LOTS DESIGNATED "P1" SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.

NOTE: KEERAN, FORMERLY KELLER, LANE, NORTHEAST IS AN EXISTING 30' PUBLIC WATER AND SANITARY SEWER EASEMENT AND A PRIVATE ACCESS EASEMENT PER PLAT FILED 04-06-05 IN BOOK 2005C, PAGE 104 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THE OWNERS OF THE ADJACENT LOTS SHALL BEAR FULL RESPONSIBILITY FOR THE MAINTENANCE OF KEERAN LANE.



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
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