

Vicinity Map

SUBDIVISION DATA / NOTES

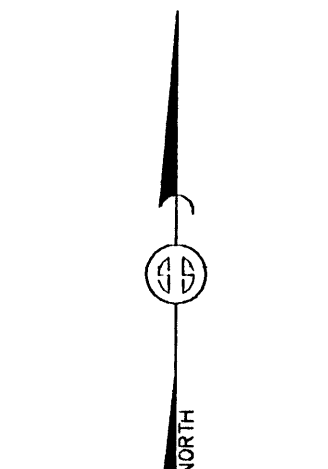
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 7-H13 AND 8-H13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF RICE DURANES ADDITION No.1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1939 IN VOLUME D, FOLIO 137.
6. GROSS AREA: 0.4916 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED R-2

LINE	BEARING	LENGTH
L1	S04°45'18"E	22.76'
L2	N85°40'11"W	12.28'
L3	N25°18'36"E	23.10'

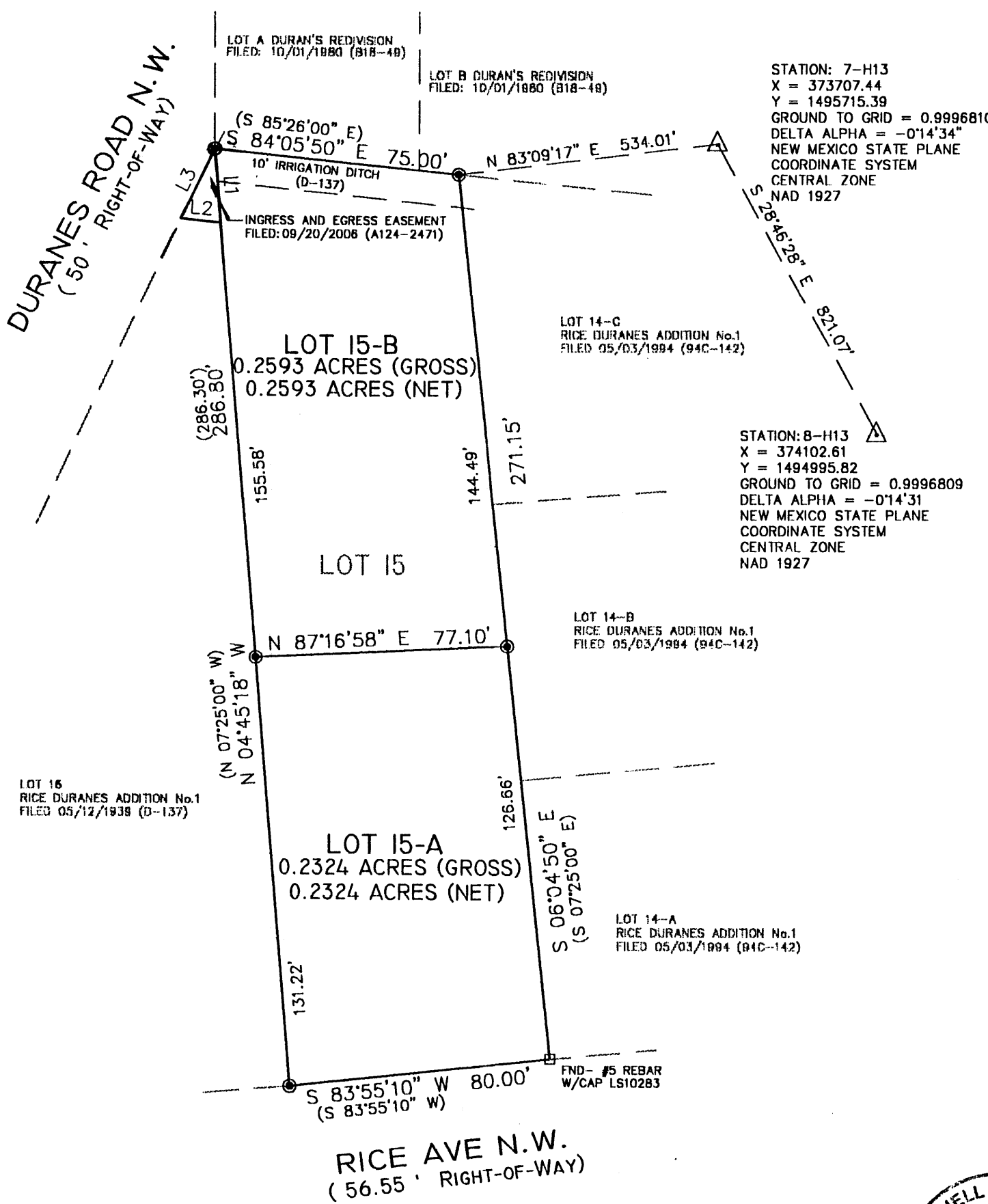
MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR LS11224" UNLESS OTHERWISE NOTED

PROJECT NO. 0608JT15
DRAWN BY: JRT
ZONE ATLAS: H-13-Z
2417RICE.CR5



SCALE: 1" = 40'



LEGAL DESCRIPTION

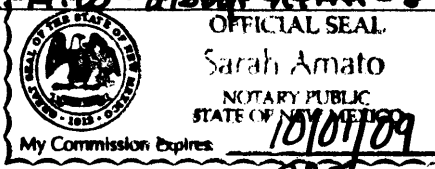
Lot numbered Fifteen (15) of RICE'S DURANES ADDITION NO. 1, a subdivision to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of Said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 12th day of May, 1939, in Book D, folio 137.

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: Elfege J. Valdez Dolores Valdez DATE: 9-20-06
OWNER(S) PRINT NAME: Elfege J. Valdez Dolores Valdez
ADDRESS: 2417 Rice Avenue Albuquerque, NM 87104 TRACT: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF SEPTEMBER, 2006.

BY: Elfege J. & Dolores Valdez
MY COMMISSION EXPIRES: 10/10/09 Sarah Amato
NOTARY PUBLIC

PLAT OF
LOTS 15-A & 15-B
RICE DURANES ADDITION No.1
SITUATE WITHIN PROJECTED SECTION 7,
T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2006

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS, AND TO PROVIDE ACCESS TO SAID LOTS.

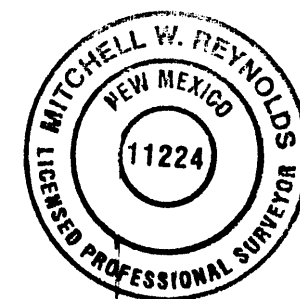
CITY APPROVALS: PROJECT NO.: 1005167 APPLICATION NO. 06D&B-01391

- | | |
|--|-------------------------|
| <u>[Signature]</u>
CITY SURVEYOR | <u>9-25-06</u>
DATE |
| <u>[Signature]</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <u>10-4-06</u>
DATE |
| <u>Christina Sandoval</u>
PARKS & RECREATION DEPARTMENT | <u>10/4/06</u>
DATE |
| <u>Roger A. Green</u>
WATER UTILITY DEPARTMENT | <u>10/9/06</u>
DATE |
| <u>Bradley D. Bingham</u>
A.M.A.F.C.A. | <u>10/4/06</u>
DATE |
| <u>Bradley D. Bingham</u>
CITY ENGINEER | <u>10/4/06</u>
DATE |
| <u>[Signature]</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT | <u>10/07/06</u>
DATE |

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 9-20-06
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

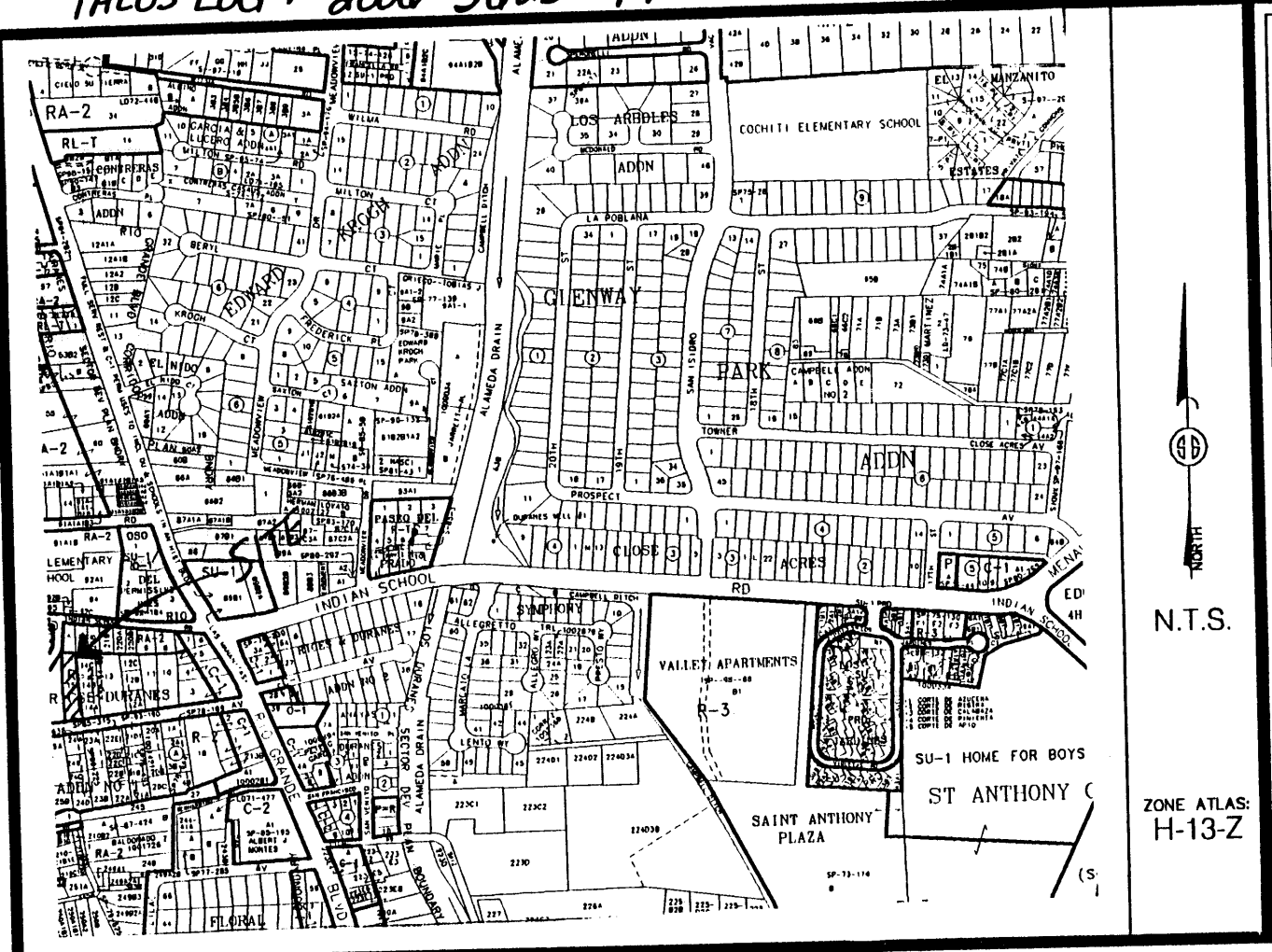
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

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

T10N R3E SEC. 7



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 10120952129810504
PROPERTY OWNER OF RECORD:
Elfege J. Valdez
BERNALILLO COUNTY TREASURER'S OFFICE:
F. Juarez 10/9/06



Vicinity Map

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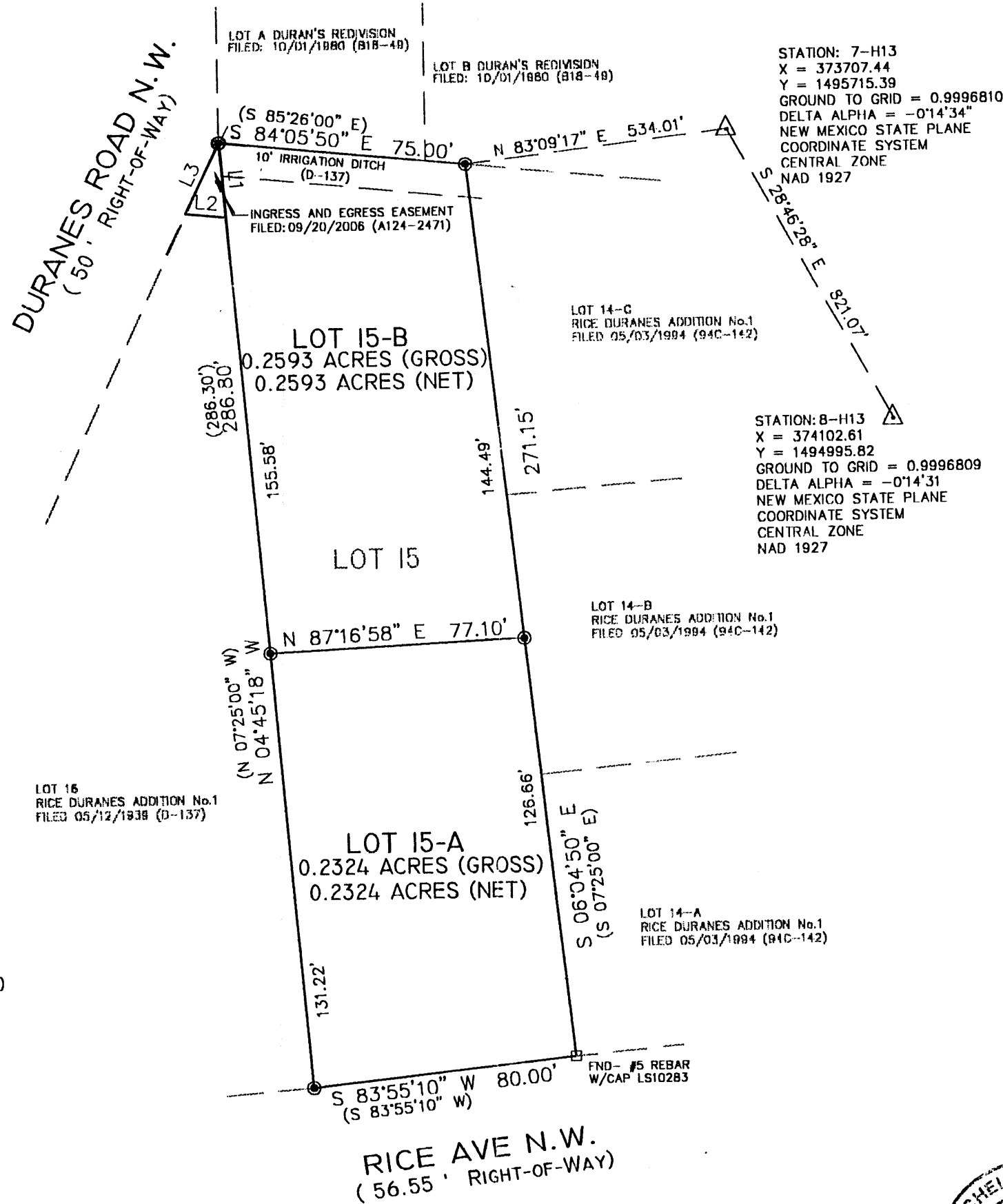
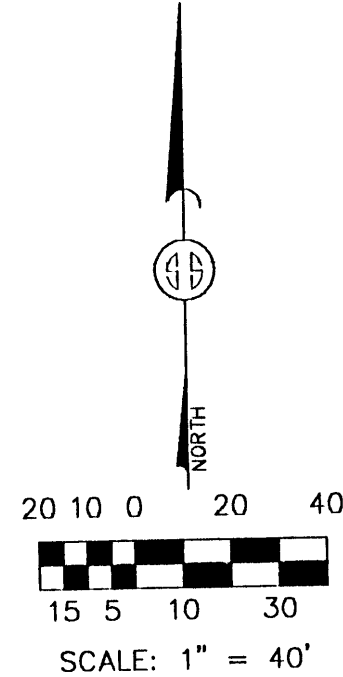
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 UPC#:
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURERS OFFICE:

PROJECT NO. 0608JT15
 DRAWN BY: JRT
 ZONE ATLAS: H-13-Z
 2417RICE.CRS

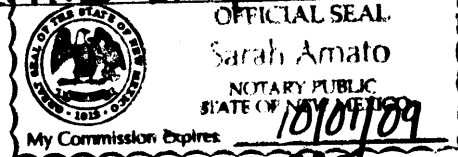


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 SITUATE WITHIN PROJECTED SECTION 7,
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 CITY OF ALBUQUERQUE
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 AUGUST 2006

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 OWNER(S) PRINT NAME: Elfejo J. & Dolores Valdez
 ADDRESS: 2417 Rice Avenue, Albuquerque, NM 87104 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPTEMBER, 2006.
 BY: ELFEJO J. & DOLORES VALDEZ
Sarah Amato
 MY COMMISSION EXPIRES: 10/01/09 NOTARY PUBLIC

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 10/4/06

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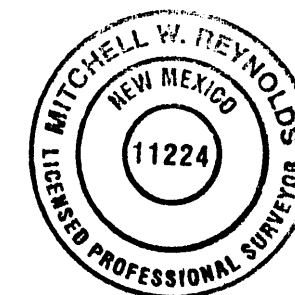
CITY APPROVALS: PROJECT NO.: APPLICATION NO.
9-25-06
 DATE
 CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Mitchell W. Reynolds 9-20-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 7