

PLAT OF
LOTS 2-A-1 AND 2-A-2
HERRERA REDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007

ACS CONTROL STATION "10-L9"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE, NAD 1927)
 Y=1,482,084.51
 X= 352,794.84
 G-G=0.99967602
 $\Delta\alpha = -00^{\circ}16'58''$
 ELEV.(SLD 1929)=5,204.437

LOT 3-A
 HERRERA REDIVISION
 FILED: 4/30/1986
 (C30-85)

SUN COURT S.W.
 (50' R.O.W.)

SUNSET WEST
 UNIT 2
 FILED: 10/31/1980
 (C17-123)

SUNCREST RD. S.W.
 (50' R.O.W.)

SUNSET WEST
 UNIT 2
 FILED: 10/31/1980
 (C17-123)

SUNBOW AVE. S.W.
 (50' R.O.W.)

LOT 2-A-1
 44,612 SQ. FT. (1.0242 ACRES)

LOT 2-A-2
 44,612 SQ. FT. (1.0242 ACRES)

LOT 1-A
 HERRERA REDIVISION
 FILED: 4/30/1986
 (C30-85)

10-P1

9-P1

8-P1

7-P1

6-P1

5-P1

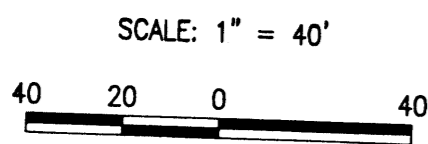
4-P1

3-P1

SUNSET WEST SUBDIVISION
 UNIT III
 FILED: 10/13/1995
 (95C-371)

7' PNM OVERHEAD
 UTILITY EASEMENT
 (C30-85)

ACS CONTROL STATION "1-M10"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE, NAD 1927)
 Y=1,476,654.54
 X= 358,862.36
 G-G=0.99967987
 $\Delta\alpha = -00^{\circ}16'15''$



~~BERNALILLO~~ PLAT OF
LOTS 2-A-1 AND 2-A-2
HERRERA REDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2006

ACS CONTROL STATION "10-L9"
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SUNSET WEST
 UNIT 2
 FILED: 10/31/1980
 (C17-123)

SUNBOW AVE. S.W.
 (50' R.O.W.)

90TH STREET S.W.
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LOT 2-A-1
 44,612 SQ. FT. (1.0242 ACRES)

LOT 2-A-2
 44,612 SQ. FT. (1.0242 ACRES)

LOT 1-A
 HERRERA REDIVISION
 FILED: 4/30/1986
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10-P1

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7-P1

6-P1

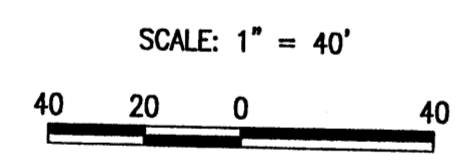
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4-P1

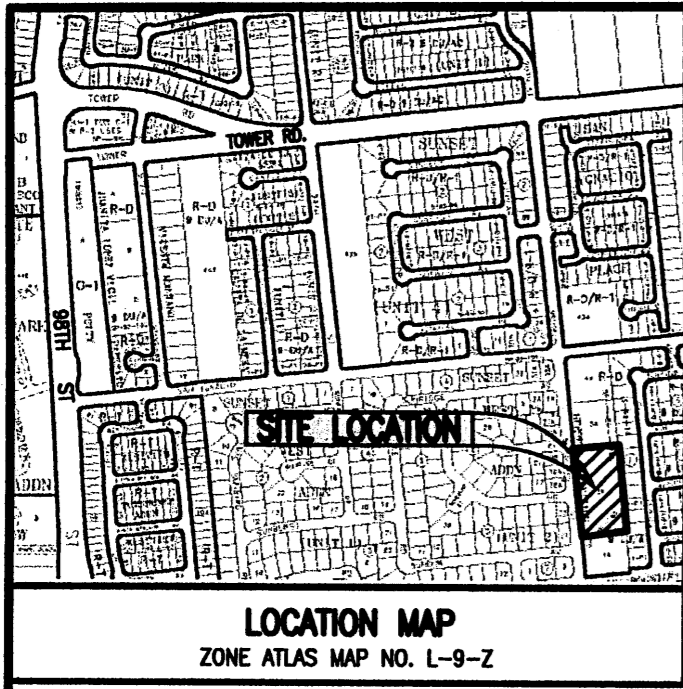
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SUNSET WEST SUBDIVISION
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**BULK LAND PLAT OF
LOTS 2-A-1 AND 2-A-2
HERRERA REDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2006**



SUBDIVISION DATA

1. FILE NO.:
2. ZONE ATLAS INDEX NO.: L-9-Z
3. GROSS SUBDIVISION ACREAGE: 2.0483 ACRES
4. TOTAL NUMBER OF EXISTING LOTS: 1 LOTS
5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
6. DATE OF SURVEY: SEPTEMBER 2006
7. TALOS LOG NO.: 2006-00-00-00
8. ZONING: R-D

PURPOSE OF PLAT

THE PURPOSE OF THIS REPLAT IS TO CREATE 2 NEW LOTS FROM 1 EXISTING LOT.

NOTES

1. BEARINGS SHOWN ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA.
2. UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL WITH SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP MARKED "PS 10464".
3. THE PLAT SHOWS ALL EASEMENTS PER RECORDED PLAT AND/OR MADE KNOWN TO THE SURVEYOR BY THE OWNERS, UTILITY COMPANIES AND/OR OTHER PARTIES EXPRESSING AN INTEREST.
4. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO HERRERA REDIVISION, LOTS 2-A-1 AND 2-A-2 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
5. A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATION AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOT 2-A, HERRERA REDIVISION, AS SAID LOT 2-A IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 30, 1986 IN VOLUME C30, FOLIO 85.

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JOHN D. HERRERA ET. AL. _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2006, BY _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

APPROVED AND ACCEPTED BY:

CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

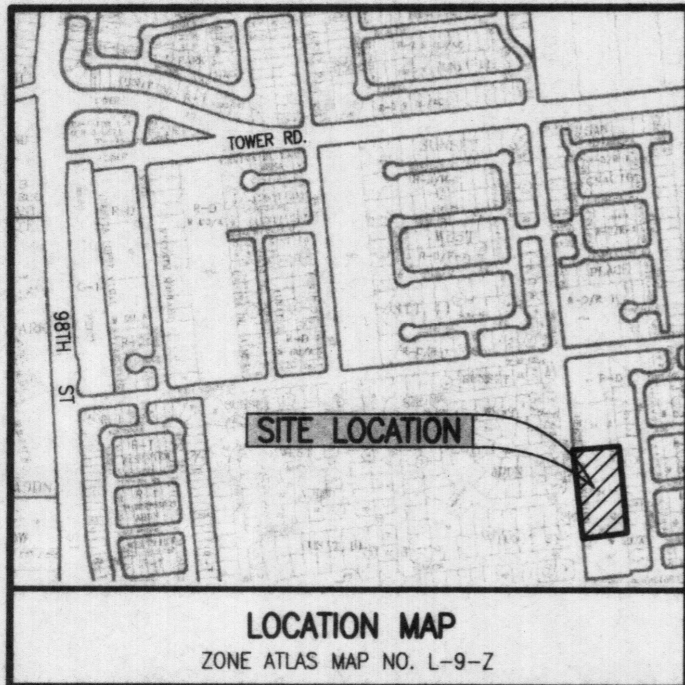
CITY SURVEYOR DATE

AMAFCA DATE

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VLADIMIR JIRIK, NMPS NO. 10464 DATE



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LOTS 2-A-1 AND 2-A-2
HERRERA REDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007

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APPROVED AND ACCEPTED BY:

PRELIMINARY PLAT
APPROVED BY DRB
 ON 5/16/07

CASE NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____

DATE _____

CITY ENGINEER _____

DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____

DATE _____

WATER UTILITY DEPARTMENT _____

DATE _____

PARKS AND RECREATION DEPARTMENT _____

DATE _____

CITY SURVEYOR _____

DATE 3-29-07

AMAFCA _____

DATE _____

SUBDIVISION DATA

- FILE NO.:
- ZONE ATLAS INDEX NO.: L-9-Z
- GROSS SUBDIVISION ACREAGE: 2.0483 ACRES
- TOTAL NUMBER OF EXISTING LOTS: 1 LOTS
- TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- DATE OF SURVEY: SEPTEMBER 2006
- TALOS LOG NO.: 2007-12-21-54
- ZONING: R-D

PURPOSE OF PLAT

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NOTES

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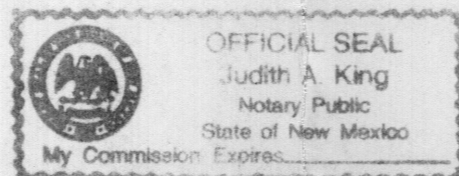
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ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF Bernalillo) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st DAY OF March 2006, BY John D. Herrera

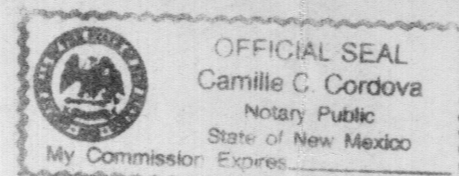
MY COMMISSION EXPIRES: 10-08-08

Judith A. King
 NOTARY PUBLIC

Terri Sanchez
 TERRI SANCHEZ DATE 3/22/07

ACKNOWLEDGEMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd DAY OF March 2006, BY Terri Sanchez

MY COMMISSION EXPIRES: 10-14-08

Camille C. Cordova
 NOTARY PUBLIC

AGREEMENT

This agreement ("Agreement") is made between Mr. John Herrera and Ms. Terri Sanchez ("Owners"), and the City of Albuquerque, a municipal corporation ("City"), on March ____, 2007.

Whereas, pursuant to §14-14-6-1 of the City's Subdivision Ordinance, the Owners have requested that the City's Development Review Board ("DRB") grant a Variance Waiver to infrastructure requirements associated with the plat titled Herrera Redivision (the "Plat").

Therefore, in part based on the following covenants and representations, it is agreed, the City has granted a variance waiver and allowed the Plat to proceed without any infrastructure requirements at this time.

The Owners warrant and covenant that they own in fee simple Lot 2-A of the Herrera Redivision of Tract 454, Unit 7, Town of Atrisco Grant filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 30, 1986, in Volume C30, Folio 85 (the "Property"), and do hereby wish to replat said lot into two (approx.) one acre lots.

The Owners shall not develop the Property or seek building permits from the City for the two lots as shown on the Plat.

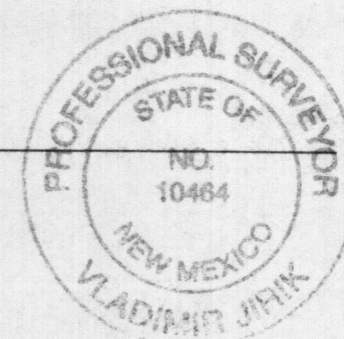
The City will either review further subdivision plats of the two newly created lots upon which further dedications and/or infrastructure will be required, or in the event no subdivision action is requested and the owner seeking to develop a lot will schedule a hearing with the DRB to provide further dedications and/or infrastructure before any building permit is sought from the City.

This agreement shall be a covenant running with the title of the properties shown on this plat and shall be binding on owners, heirs, successors and assigns.

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND 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.

Vladimir Jirik
 VLADIMIR JIRIK, NMS NO. 10464



DATE MAR 22 2007

PLAT OF
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HERRERA REDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007

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 (C30-85)

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 (50' R.O.W.)

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 UNIT 2
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SUNSET WEST SUBDIVISION
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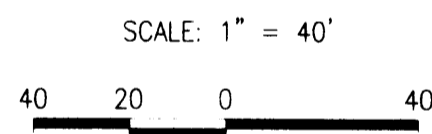
6-P1

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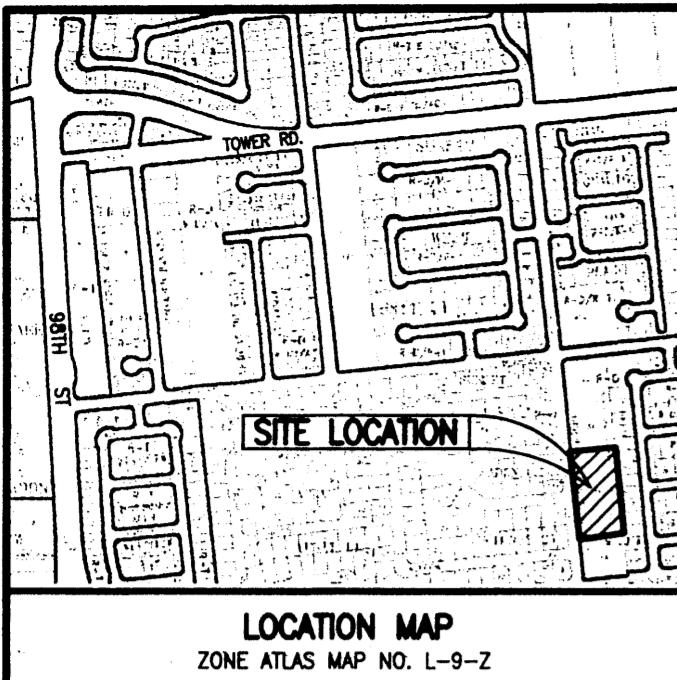
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 MARCH 2007



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V.J.

LEGAL DESCRIPTION

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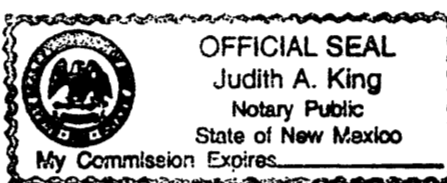
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John D. Herrera 3-21-2007
 JOHN D. HERRERA ET. AL. DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) SS.
 COUNTY OF Bernalillo)

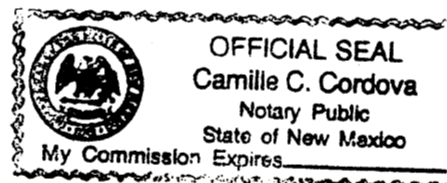


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st DAY OF March, 2006, BY John D. Herrera
 MY COMMISSION EXPIRES: 10-08-08
Quartz Of
 NOTARY PUBLIC

Terri Sanchez 3/22/07
 TERRI SANCHEZ DATE

ACKNOWLEDGEMENT

STATE OF New Mexico) SS.
 COUNTY OF Bernalillo)



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 MY COMMISSION EXPIRES: 10-14-08
Camille C. Cordova
 NOTARY PUBLIC

AGREEMENT

This agreement ("Agreement") is made between Mr. John Herrera and Ms. Terri Sanchez ("Owners"), and the City of Albuquerque, a municipal corporation ("City"), on March, 2007.

Whereas, pursuant to §14-14-6-1 of the City's Subdivision Ordinance, the Owners have requested that the City's Development Review Board ("DRB") grant a Variance Waiver to infrastructure requirements associated with the plat titled Herrera Redivision (the "Plat").

Therefore, in part based on the following covenants and representations, it is agreed, the City has granted a variance waiver and allowed the Plat to proceed without any infrastructure requirements at this time.

The Owners warrant and covenant that they own in fee simple Lot 2-A of the Herrera Redivision of Tract 454, Unit 7, Town of Atrisco Grant filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 30, 1986, in Volume C30, Folio 85 (the "Property"), and do hereby wish to replat said lot into two (approx.) one acre lots.

The Owners shall not develop the Property or seek building permits from the City for the two lots as shown on the Plat.

The City will either review further subdivision plats of the two newly created lots upon which further dedications and/or infrastructure will be required, or in the event no subdivision action is requested and the owner seeking to develop a lot will schedule a hearing with the DRB to provide further dedications and/or infrastructure before any building permit is sought from the City.

This agreement shall be a covenant running with the title of the properties shown on this plat and shall be binding on owners, heirs, successors and assigns.

APPROVED AND ACCEPTED BY:

Project # 1005176
 App # 07DRB-00581
 CASE NO.

Andrew Garcia 6-19-07
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Bradley S. Bingham 5/16/07
 CITY ENGINEER DATE

Spk Spk 5-16-07
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Roger A. Green 5/16/07
 WATER UTILITY DEPARTMENT DATE

Christine Sandoval 5/16/07
 PARKS AND RECREATION DEPARTMENT DATE

W.B. Jirik 3-29-07
 CITY SURVEYOR DATE

Bradley S. Bingham 5/16/07
 AMAFCA DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS 106905637001240208 PROPERTY OWNER OF RECORD John D. Herrera BERNALILLO COUNTY TREASURER'S OFFICE 6-19-07

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND 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.

Vladimir Jirik
 VLADIMIR JIRIK, NMS NO. 10464
 PROFESSIONAL SURVEYOR STATE OF NEW MEXICO
 DATE MAR 22 2007