

# PLAT OF LOTS 1, 2 AND 3 LANDS OF FRANCES AND THERESA

WITHIN  
SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006

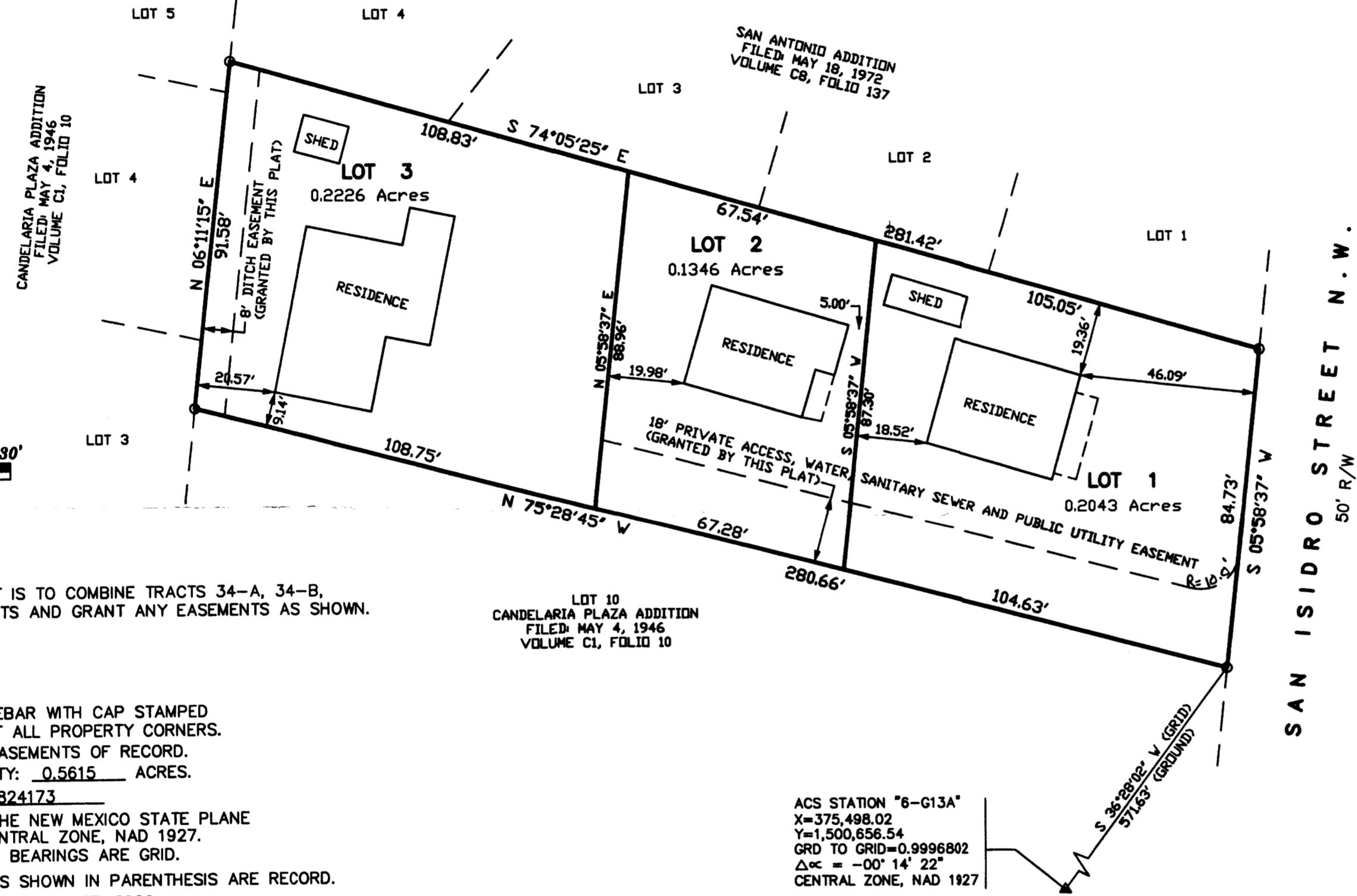
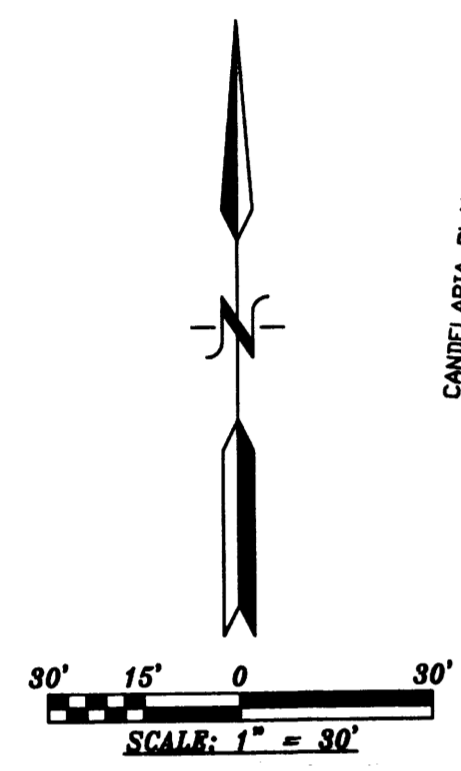
PROJECT NUMBER: _____	
APPLICATION NUMBER: _____	
<u>UTILITY APPROVALS:</u>	
PNM ELECTRIC SERVICES _____	DATE _____
PNM GAS SERVICES _____	DATE _____
QWEST TELECOMMUNICATIONS _____	DATE _____
COMCAST _____	DATE _____
NEW MEXICO UTILITIES _____	DATE _____
<u>CITY APPROVALS:</u>	
CITY SURVEYOR _____	DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
AMAFCA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____



**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 34-A, 34-B, 34-C AND 34-D, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 34 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE, CONTROL MONUMENT "6-G13A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD, 1927) X=375,498.02 AND Y=1,500,656.54 BEARS S 36° 28' 02" W, A DISTANCE OF 571.63 FEET, RUNNING THENCE N 75° 28' 45" W, A DISTANCE OF 280.66 FEET TO THE SOUTHWEST CORNER; THENCE N 06° 11' 15" E, A DISTANCE OF 91.58 FEET TO THE NORTHWEST CORNER; THENCE S 74° 05' 25" E, A DISTANCE OF 281.42 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF SAN ISIDRO STREET; THENCE S 05° 58' 37" W, ALONG THE WESTERLY LINE OF SAN ISIDRO STREET, A DISTANCE OF 84.73 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.5615 ACRES MORE OR LESS

VICINITY MAP No. G-13



**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 34-A, 34-B, 34-C AND 34-D INTO 3 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5615 ACRES.
- 4: TALOS LOG No. 2006824173
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: AUGUST, 2006
- 9: CURRENT ZONING: \_\_\_\_\_
- 10: THE PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 1, 2 AND 3 AND IS TO BE MAINTAINED EQUALLY BY SAID LOTS

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR 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.

\_\_\_\_\_  
DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_  
BY: \_\_\_\_\_  
OWNERS NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

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DATE

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BY: \_\_\_\_\_  
OWNERS NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

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

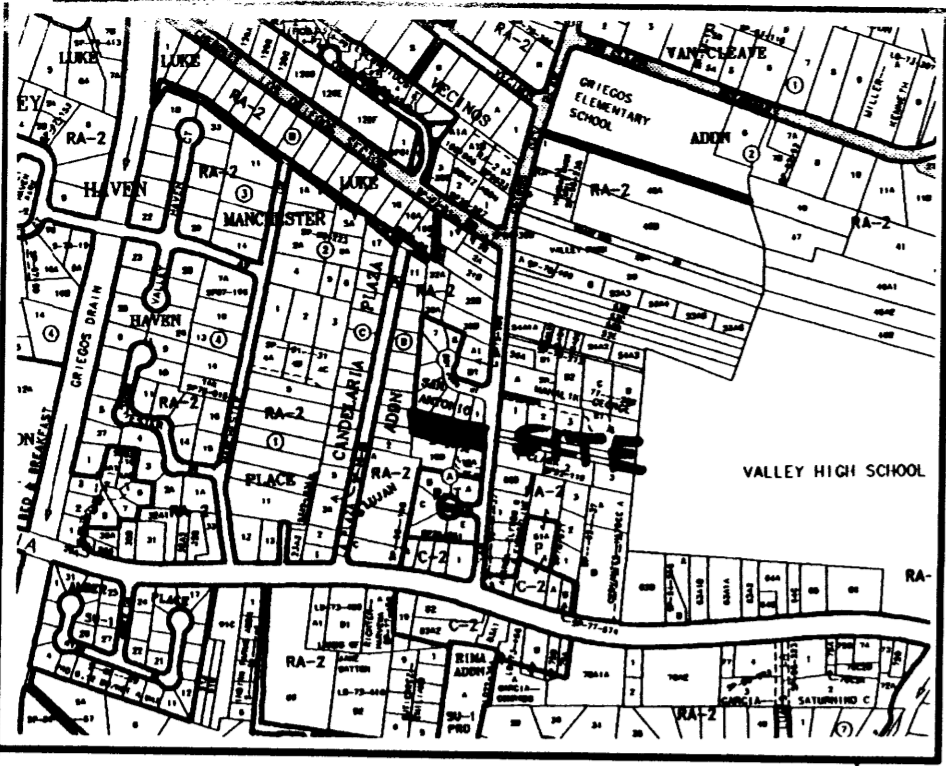
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

\_\_\_\_\_  
ANTHONY L. HARRIS, P.S. # 11463  
**HARRIS SURVEYING, INC.**  
1715-D BROADWAY STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645

# PLAT OF LOTS 1, 2 AND 3 LANDS OF FRANCES AND THERESA

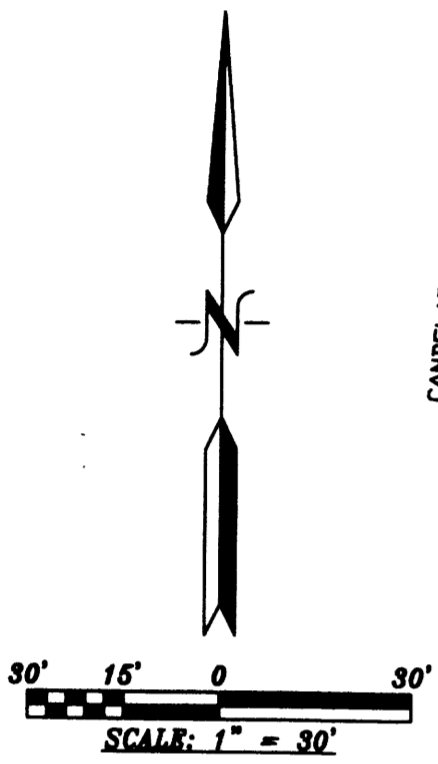
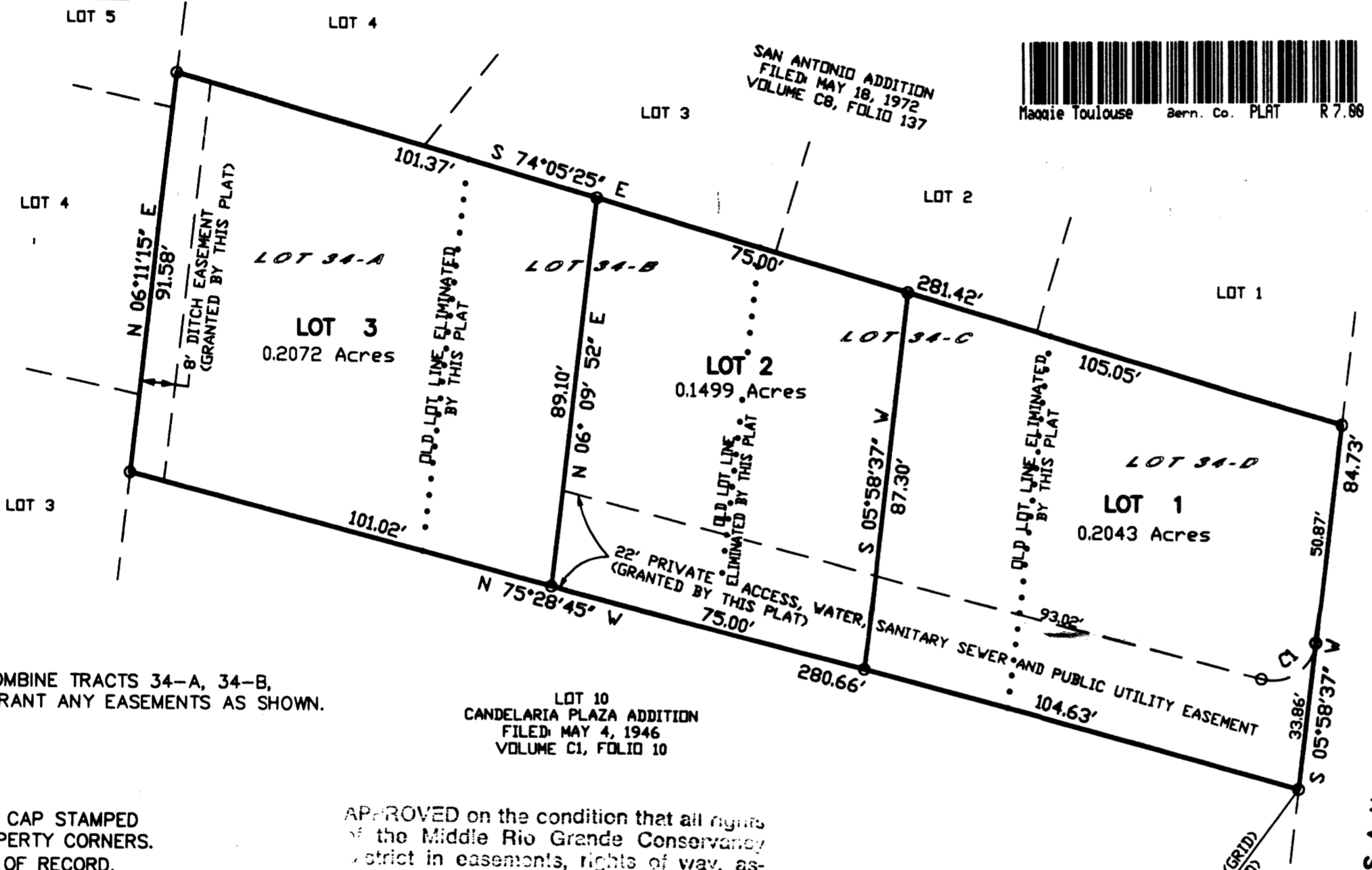
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2006



### LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 34-A, 34-B, 34-C AND 34-D, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 34 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE, CONTROL MONUMENT '6-G13A' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD, 1927) X=375,498.02 AND Y=1,500,656.54 BEARS S 36° 28' 02" W, A DISTANCE OF 571.63 FEET, RUNNING THENCE N 75° 28' 45" W, A DISTANCE OF 280.66 FEET TO THE SOUTHWEST CORNER; THENCE N 06° 11' 15" E, A DISTANCE OF 91.58 FEET TO THE NORTHWEST CORNER; THENCE S 74° 05' 25" E, A DISTANCE OF 281.42 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF SAN ISIDRO STREET; THENCE S 05° 58' 37" W, ALONG THE WESTERLY LINE OF SAN ISIDRO STREET, A DISTANCE OF 84.73 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.5615 ACRES MORE OR LESS

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CI	98°32'39"	N 55°14'56" E	10.00	17.20	15.16



### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 34-A, 34-B, 34-C AND 34-D INTO 3 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

### GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.5615 ACRES.
- TALOS LOG No. 2006824173
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: AUGUST, 2006
- CURRENT ZONING: RA-2
- THE PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 1, 2 AND 3 AND IS TO BE MAINTAINED EQUALLY BY SAID LOTS

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and fees, are fully observed to said District, and that if permission for irrigation service is not provided for, the Middle Rio Grande Conservancy District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED [Signature] DATE 12/21/06

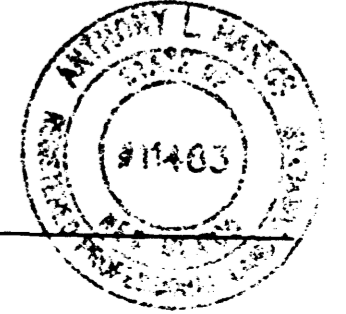
ACS STATION "6-G13A"  
X=375,498.02  
Y=1,500,656.54  
GRD TO GRID=0.9996802  
Δα = -00° 14' 22"  
CENTRAL ZONE, NAD 1927

PROJECT NUMBER: <u>1005228</u>	
APPLICATION NUMBER: <u>06DRB-01335 01767</u>	
UTILITY APPROVALS:	
<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>12-18-06</u> DATE
<u>[Signature]</u> PNM GAS SERVICES	<u>12-18-06</u> DATE
<u>[Signature]</u> QWEST TELECOMMUNICATIONS	<u>12/19/06</u> DATE
<u>[Signature]</u> COMCAST	<u>12-18-06</u> DATE
<u>[Signature]</u> NEW MEXICO UTILITIES	<u>3/30/07</u> DATE
CITY APPROVALS:	
<u>[Signature]</u> CITY SURVEYOR	<u>11-29-06</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION (CONDITIONAL)	<u>3/30/07</u> DATE
<u>[Signature]</u> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>3/30/07</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>1-3-07</u> DATE
<u>[Signature]</u> UTILITIES DEVELOPMENT	<u>3/29/07</u> DATE
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>1/3/07</u> DATE
<u>[Signature]</u> AMAFCA	<u>1/3/07</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>1/3/07</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>3/30/07</u> DATE
<u>[Signature]</u> M.R.G.C.B.I.	<u>12/20/06</u> DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 568 2006045 612 000015  
PROPERTY OWNER OF RECORD: FRANK RAMPERS  
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 3/30/07

**SURVEYORS CERTIFICATE:**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 14th DAY OF November, 2006.  
[Signature]  
ANTHONY L. HARRIS, P.L.S. #11483  
HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
1415-B BURNHAM STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045

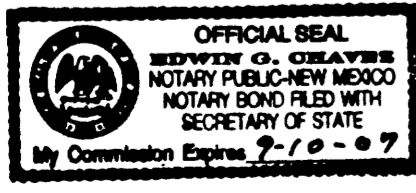


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Mary Frances McDonald 25-06 Maria F T Lopez 11-25-06  
DATE

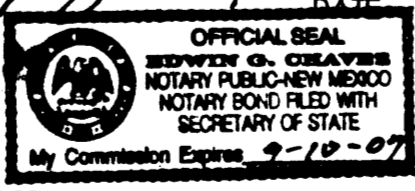
ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 25 DAY OF NOVEMBER, 2006  
BY: MARY FRANCES McDONALD  
OWNERS NAME  
MY COMMISSION EXPIRES: 9-10-07 BY [Signature]  
NOTARY PUBLIC



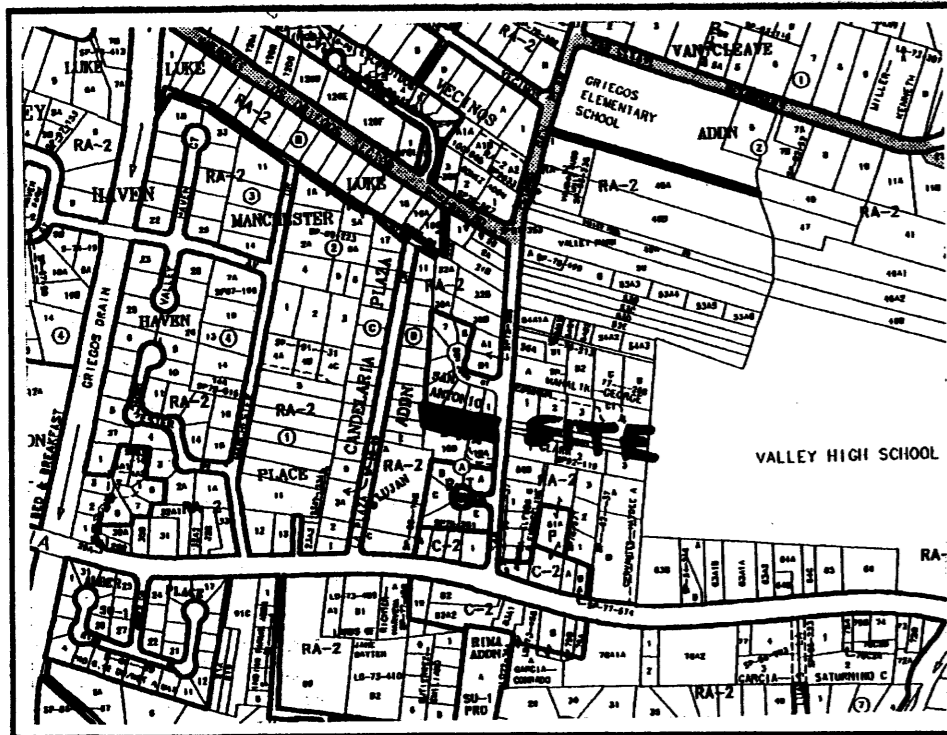
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COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 25 DAY OF NOVEMBER, 2006  
BY: MARIA F. T. LOPEZ  
OWNERS NAME  
MY COMMISSION EXPIRES: 9-10-07 BY [Signature]  
NOTARY PUBLIC







**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 34-A, 34-B, 34-C AND 34-D, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 34 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE, CONTROL MONUMENT '6-G13A' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD, 1927) X=375,498.02 AND Y=1,500,656.54 BEARS S 36° 28' 02" W, A DISTANCE OF 571.63 FEET, RUNNING THENCE N 75° 28' 45" W, A DISTANCE OF 280.66 FEET TO THE SOUTHWEST CORNER; THENCE N 06° 11' 15" E, A DISTANCE OF 91.58 FEET TO THE NORTHWEST CORNER; THENCE S 74° 05' 25" E, A DISTANCE OF 281.42 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF SAN ISIDRO STREET; THENCE S 05° 58' 37" W, ALONG THE WESTERLY LINE OF SAN ISIDRO STREET, A DISTANCE OF 84.73 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.5615 ACRES MORE OR LESS

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	98°32'39"	N 55°14'56" E	10.00	17.20	15.16

**PLAT OF  
LOTS 1, 2 AND 3  
LANDS OF FRANCES AND THERESA**  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2006

PROJECT NUMBER: 1005228  
APPLICATION NUMBER: 06DRB-01545

UTILITY APPROVALS:

Leona D. Mark 12-18-06  
PNM ELECTRIC SERVICES DATE

Leona D. Mark 12-18-06  
PNM GAS SERVICES DATE

Kenice Barber 12-18-06  
QWEST TELECOMMUNICATIONS DATE  
COMCAST DATE

NEW MEXICO UTILITIES DATE

CITY APPROVALS:

John B. Ford 11-29-06  
CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

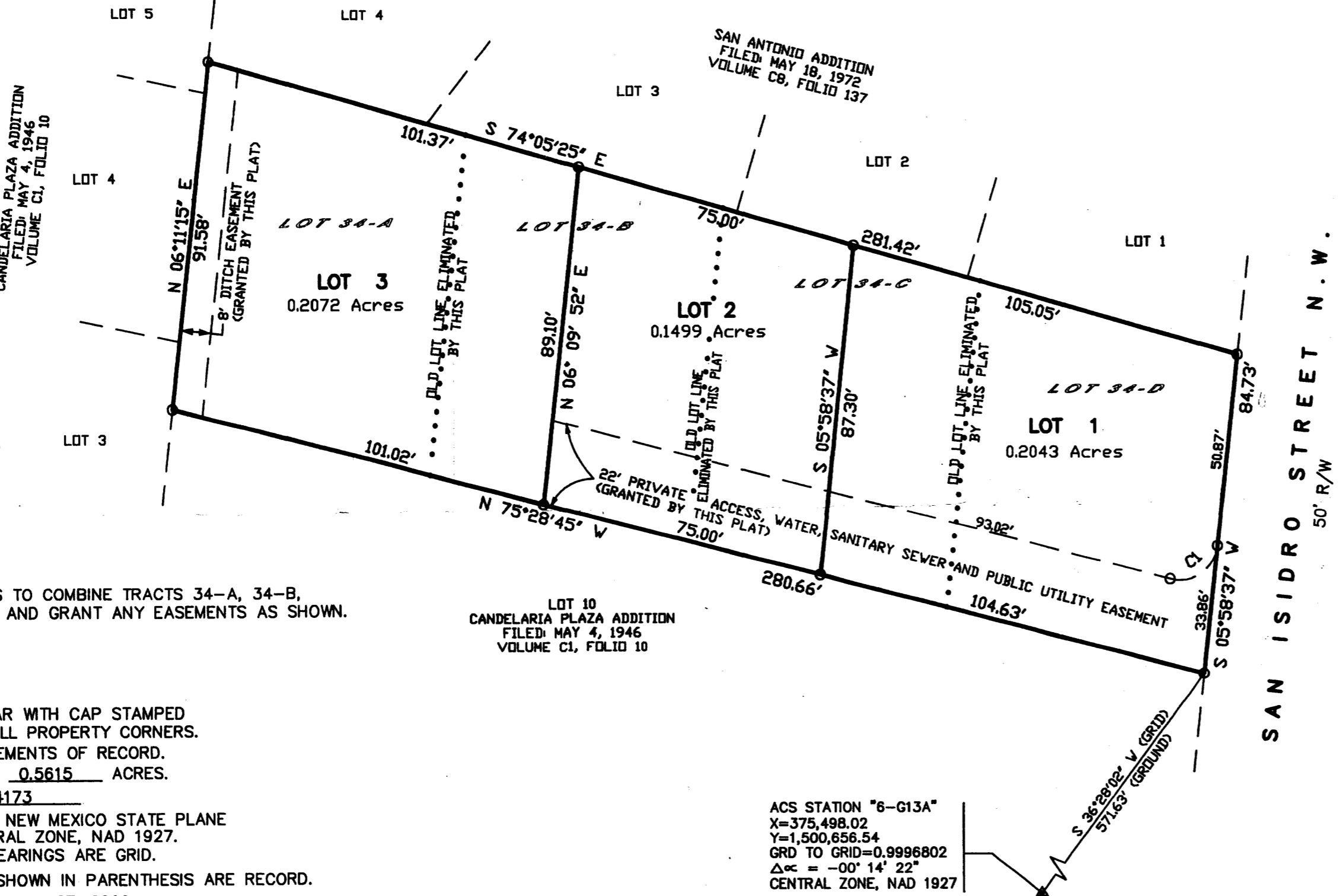
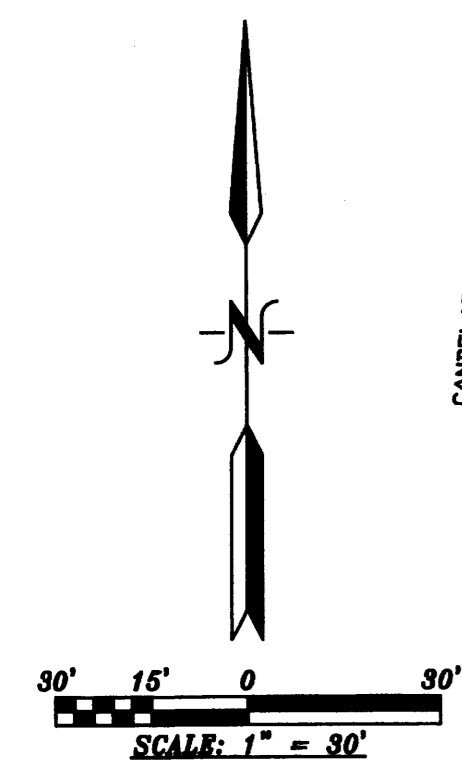
AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

M.R.G.C.D. DATE

VICINITY MAP No. G-13



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- GENERAL NOTES:**
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  - TALOS LOG No. 2006B24173
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Mary Frances McDonald 11-25-06  
DATE

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COUNTY OF BERNALILLO )

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BY: MARY FRANCES McDONALD  
OWNERS NAME

MY COMMISSION EXPIRES: 9-10-07 BY: Edwin G. Crayce  
NOTARY PUBLIC

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Maria F. T. Lopez 11-25-06  
DATE

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BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

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GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 14th DAY OF November, 2006.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

