

PLAT OF
 OF
LOT 4-A AND 5-A, BLOCK 7,
DALE BELLAMAH ADDITION
 WITHIN
 SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2006

DISCLOSURE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN LOTS 4 AND 5, BLOCK 7, DALE BELLAMAH ADDITION, INTO LOTS 4-A AND 5-A, BLOCK 7, DALE BELLAMAH ADDITION AND TO GRANT A 5' INGRESS AND EGRESS EASEMENT AND CROSS ACCESS EASEMENT.

- NOTES:**
- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
 - THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENTS "2-J18" AND "19-J18RESET". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 27).
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DALE BELLAMAH ADDITION PLAT FILED JULY 7, 1949, IN PLAT BOOK C, FOLIO 68.
 - DISTANCES ARE GROUND DISTANCES
 - GROSS ACREAGE: 0.4790
 - NUMBER OF EXISTING LOTS: 2
 - NUMBER OF LOTS CREATED: 2
 - PROPERTIES ARE ZONED R-3
 - DATE OF SURVEY NOVEMBER 2006
 - UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 200650169
 - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO PROVIDE GROUND PEDESTALS ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES

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 WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

LEGAL DESCRIPTION:
 LOTS NUMBERED FOUR (4) AND FIVE (5), IN BLOCK NUMBERED SEVEN (7), OF DALE BELLAMAH ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 7, 1949, IN PLAT BOOK C, FOLIO 68.
 THE ABOVE DESCRIBED ENCLOSURE CONTAINS 0.4790 ACRES MORE OR LESS.

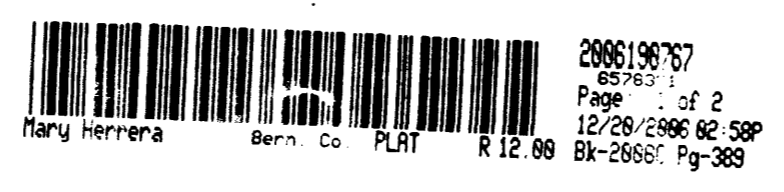
- APPROVALS:**
- PROJECT NUMBER: 1005262
- DRB CASE NUMBER: 06 DRB-01745
- Andrew Garcia 12/20/06
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- Christine Sandoval 12/20/06
 PARKS AND RECREATION DEPARTMENT DATE
- APL SA 12-20-06
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
- Bradley A. Bingham 12/20/06
 CITY ENGINEER DATE
- Bradley A. Bingham 12/20/06
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
- Rosendo Mesa 12/20/06
 UTILITY DEVELOPMENT DATE
- John B. Hart 12/7/06
 CITY SURVEYOR DATE
- Develle K. Alil 12/7/06
 QWEST DATE
- Lawrence M. Mutt 12-7-06
 PNM GAS SERVICES DATE
- Lawrence M. Mutt 12-07-06
 PNM ELECTRIC SERVICES DATE
- Janie Barber 12-7-06
 COMCAST DATE

TREASURER'S CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC'S 1-018-058-144-375-21412 PROPERTY OWNERS(S) OF RECORD: HITHAM M. AND MARY K. MIDANI.
Hitham M. Midani 12/20/06
 BERNALILLO COUNTY TREASURER DATE

FREE CONSENT:
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ON THIS 7 DAY OF December,
 2006, THE FOREGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY Hitham M. Midani Dec 7 2006
 HITMAM M. MIDANI DATE

Reut Poma
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-20-07



SURVEYOR'S CERTIFICATION:
 I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andrew S. Medina 12-6-2006
 ANDREW S. MEDINA N.M.P.S. #12649 DATE

REVISED:

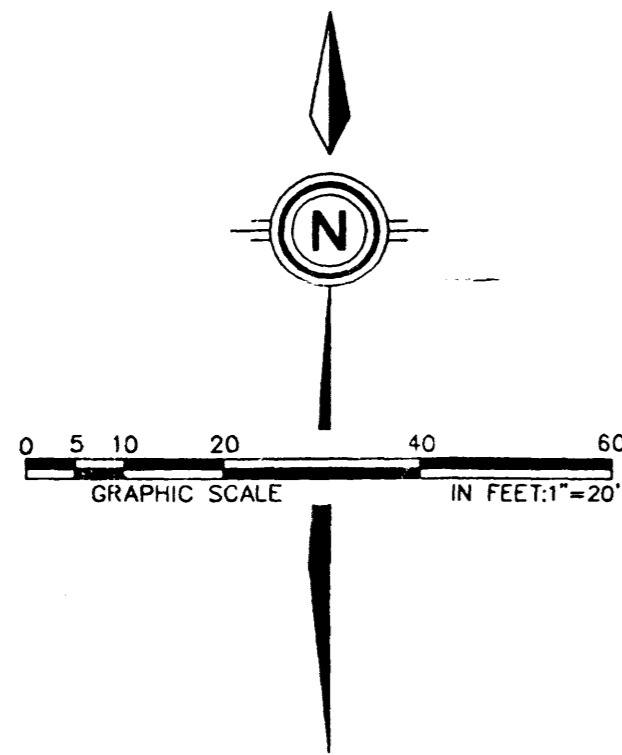
SANDIA LAND SURVEYING

15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO: 969-06 DATE: 11-29-2006

SCALE: 1"=20' DRAWN: A.S.M.

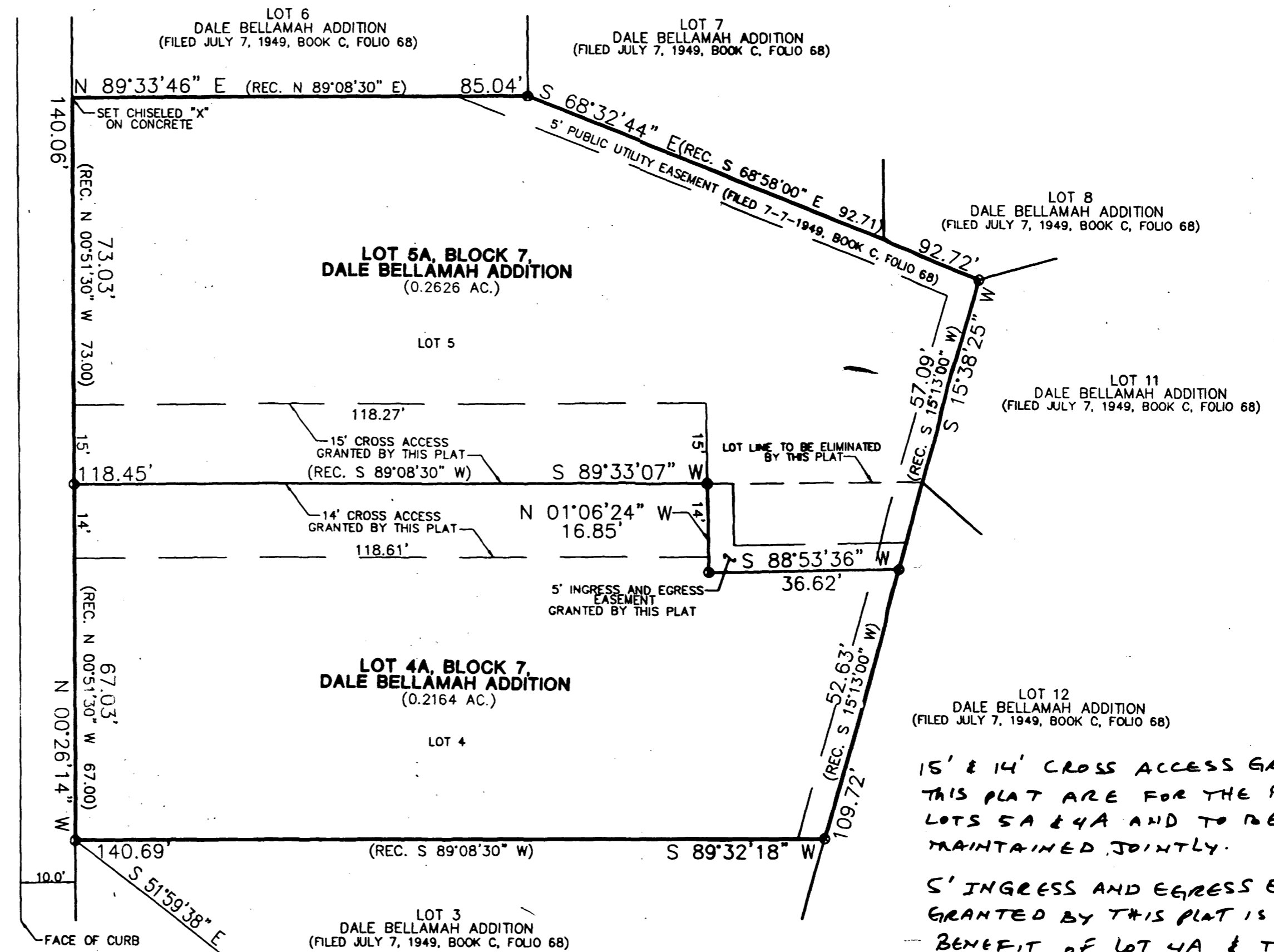
PLAT OF
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 LOT 4-A AND 5-A, BLOCK 7,
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 WITHIN
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2006



LEGEND:

⊙ SET #4 REBAR W/CAP "SLS 12649"

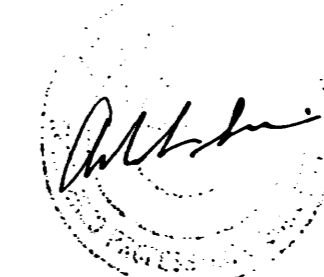
ALVARADO DRIVE, N.E.
 (60' R/W)



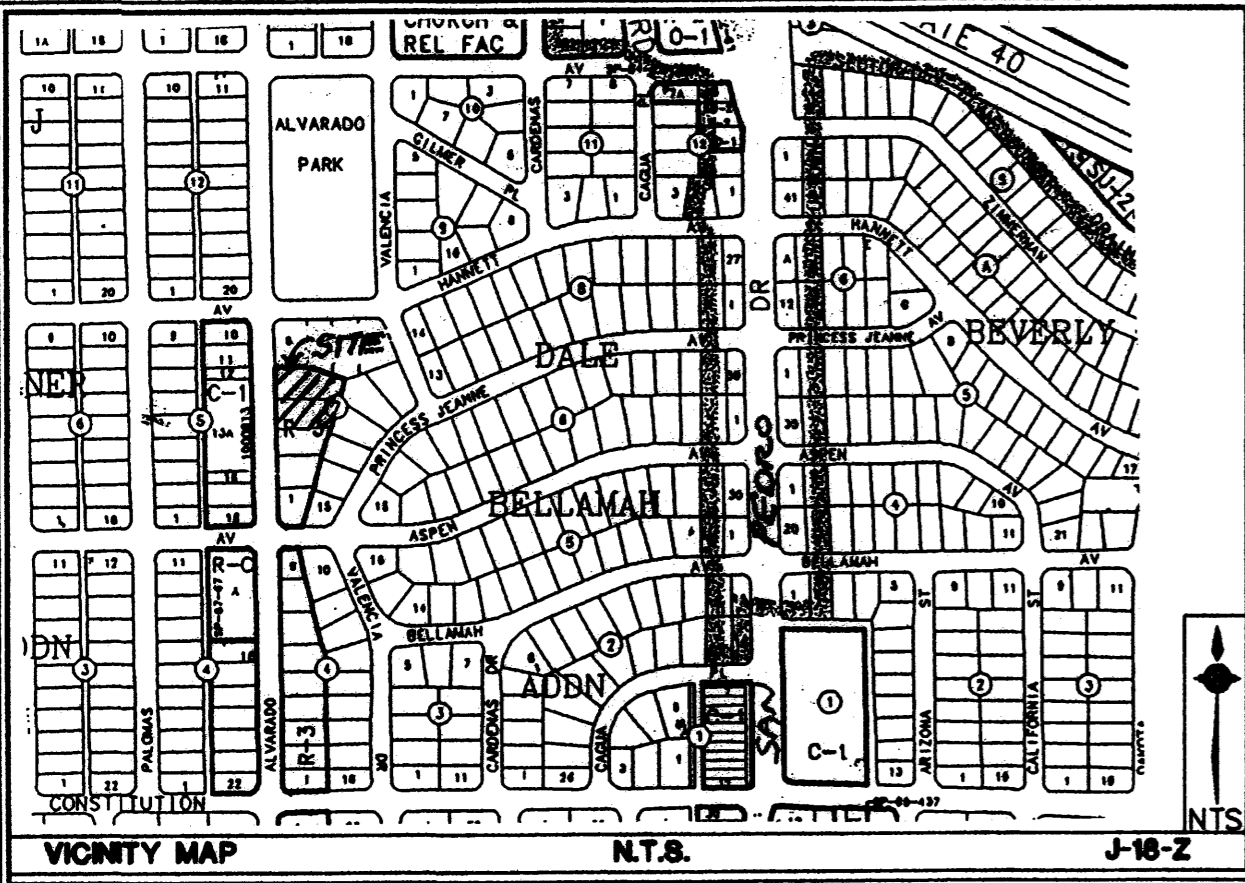
15' & 14' CROSS ACCESS GRANTED BY THIS PLAT ARE FOR THE BENEFIT OF LOTS 5A & 4A AND TO BE MAINTAINED JOINTLY.
 5' INGRESS AND EGRESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT OF LOT 4A & TO BE MAINTAINED BY LOT 4A.

2-J18
 X=402,236.69
 Y=1,489,851.27
 GROUND TO GRID=0.9996594
 DELTA ALPHA=-0.1116"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM CENTRAL
 ZONE NAD 1927

2006190767
 0576331
 Page: 2 of 2
 12/28/2006 02:50P
 BK-2886C Pg-389



REMOVED:	
SANDIA LAND SURVEYING	
<small>15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241</small>	
JOB NO.: 969-06	DATE: 11-29-2006
SCALE: 1"=20'	DRAWN: A.S.M.



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APPROVALS:

PROJECT NUMBER: 1005262

DRB CASE NUMBER: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
CITY ENGINEER	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
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BERNALILLO COUNTY TREASURER _____ DATE _____

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____**

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STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

ON THIS 7 DAY OF December,
 2006, THE FOREGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY HITAM M. MIDANI DATE Dec 7 2006

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-20-07

[Signature] 12-6-2006
 ANDREW S. MEDINA N.M.P.S. #12649 DATE

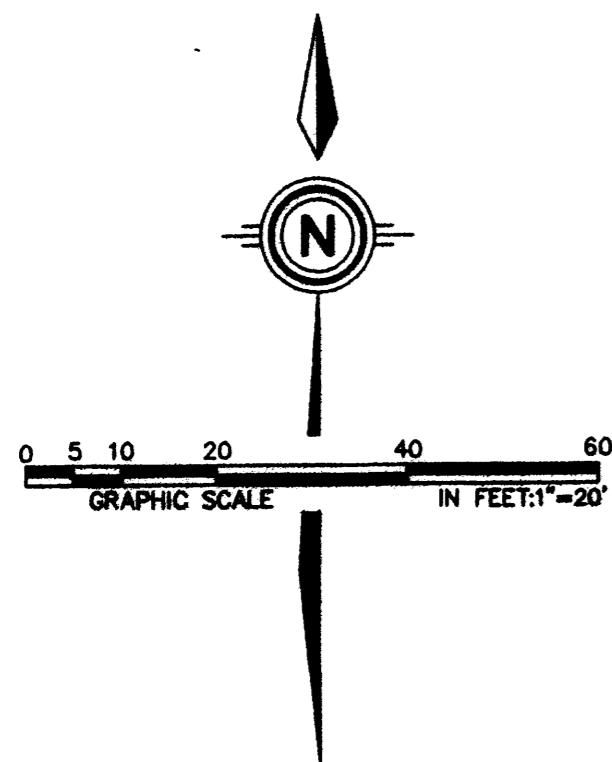
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JOB NO: 969-06	DATE: 11-29-2006
SCALE: 1"=20'	DRAWN: A.S.M.

SHEET 1 OF 2

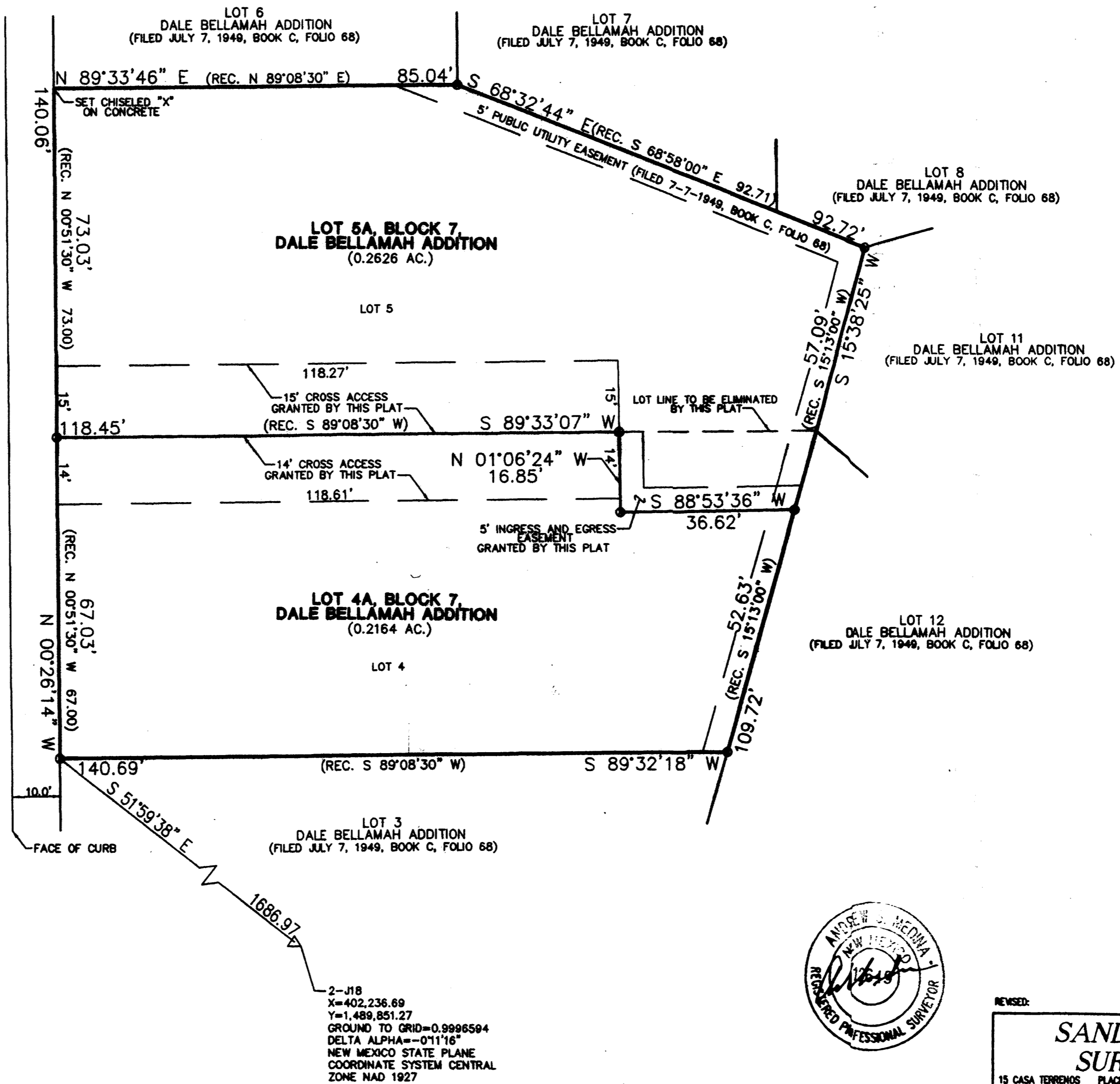


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 DECEMBER 2006



LEGEND:
 • SET #4 REBAR W/CAP "SLS 12649"

ALVARADO DRIVE, N.E.
 (60' R/W)



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