

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 14-L14 AND 15-L14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESIS ( ) ARE PER THE PLAT OF EASTERN ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1891 IN VOLUME A, FOLIO 107.
6. GROSS AREA: 0.1628 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2 LCR.
10. THE 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNER OF LOT 7-A, BLOCK 26 AND IS TO BE MAINTAINED BY SAID OWNER.

**PLAT OF  
LOTS 7-A & 7-B, BLOCK 26  
EASTERN ADDITION  
PROJECTED SECTION 29, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2007  
SHEET 1 OF 2**

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED TWENTY-SIX (26) OF THE EASTERN ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1891 IN VOLUME A, FOLIO 107.

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.

DISCLOSURE STATEMENT

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

CITY APPROVALS: PROJECT NO.: 1005302 APPLICATION NO. 07 028-00333

OWNER(S) SIGNATURE: Susan Dawn Dixon DATE: 3/13/07  
 OWNER(S) PRINT NAME: Susan Dawn Dixon  
 ADDRESS: 1200 Edith Ave TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF MARCH, 2007.  
 BY: Susan Dawn Dixon  
 MY COMMISSION EXPIRES: 10/01/09  
Sarah Amato  
 NOTARY PUBLIC



<u>[Signature]</u>	<u>3-13-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>3-21-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sanchez</u>	<u>3/21/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>3-26-07</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley L. Bingham</u>	<u>3/26/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>3/21/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>03/21/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	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 03-12-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

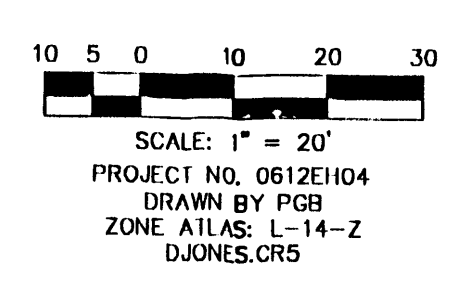
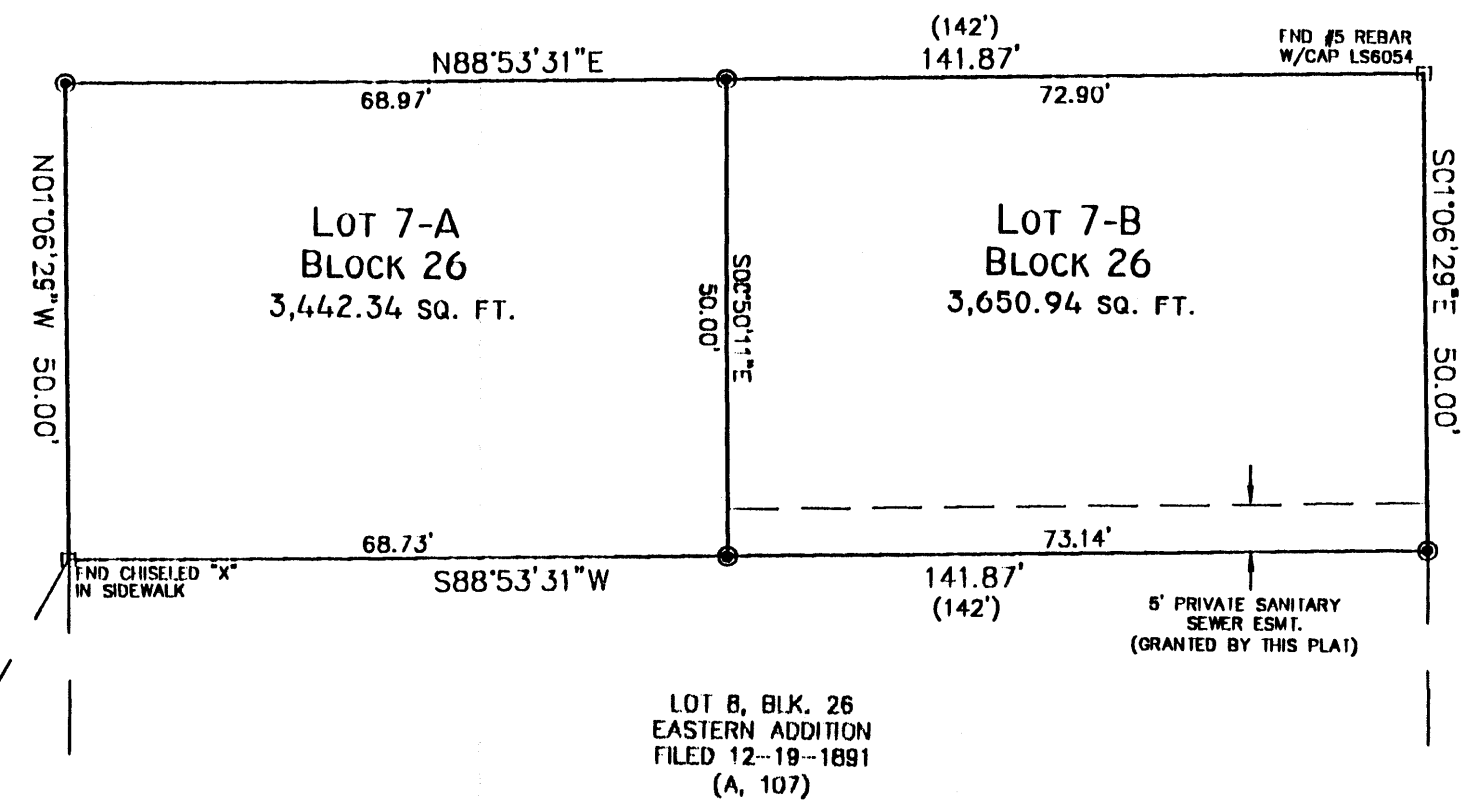
UPC#: 1-04-056-424-473-2913  
 PROPERTY OWNER OF RECORD: Dawn Williams W. L.

BERNALILLO COUNTY TREASURERS OFFICE:  
[Signature] 3/29/07

**PLAT OF  
 LOTS 7-A & 7-B, BLOCK 26  
 EASTERN ADDITION  
 PROJECTED SECTION 29, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2007  
 SHEET 2 OF 2**

LEWIS AVENUE S.E.  
 60' RIGHT-OF-WAY

EDITH STREET S.E.  
 60' RIGHT-OF-WAY



2007047513  
 6630466  
 Page: 2 of 2  
 03/29/2007 09:10R  
 Bk-2007C Pg-74

MONUMENT LEGEND	
	FOUND CONTROL STATION AS NOTED
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

STATION 15-L14  
 X = 381,785.80  
 Y = 1,480,049.49  
 GROUND TO GRID = 0.9996786  
 DELTA ALPHA = -00°13'37"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

S05°51'11"E  
 1265.62'

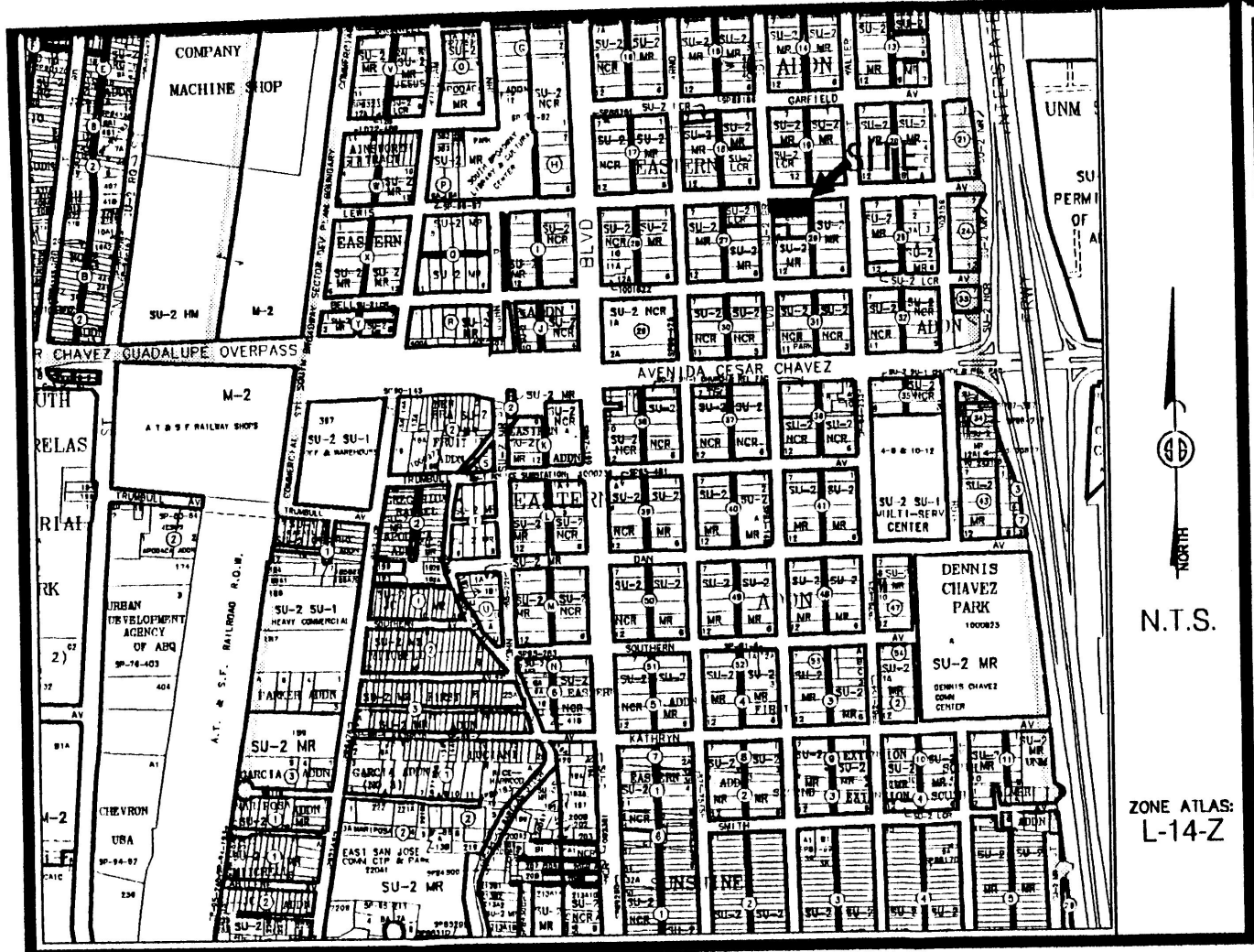
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T10N R3E SEC. 20



Vicinity Map

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8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2 LCR.
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON

*OMIT*

**PLAT OF  
LOTS 7-A & 7-B, BLOCK 26  
EASTERN ADDITION  
PROJECTED SECTION 29, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2007  
SHEET 1 OF 2**

**PRELIMINARY PLAT  
APPROVED BY DRB**

ON 3/21/07

LEGAL DESCRIPTION

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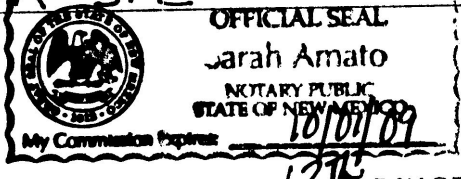
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Sarah Amato  
 NOTARY PUBLIC



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<u>[Signature]</u>		<u>3-13-07</u>
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Mitchell W. Reynolds 03-12-07  
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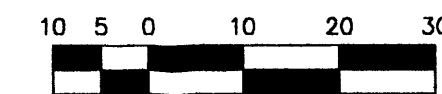
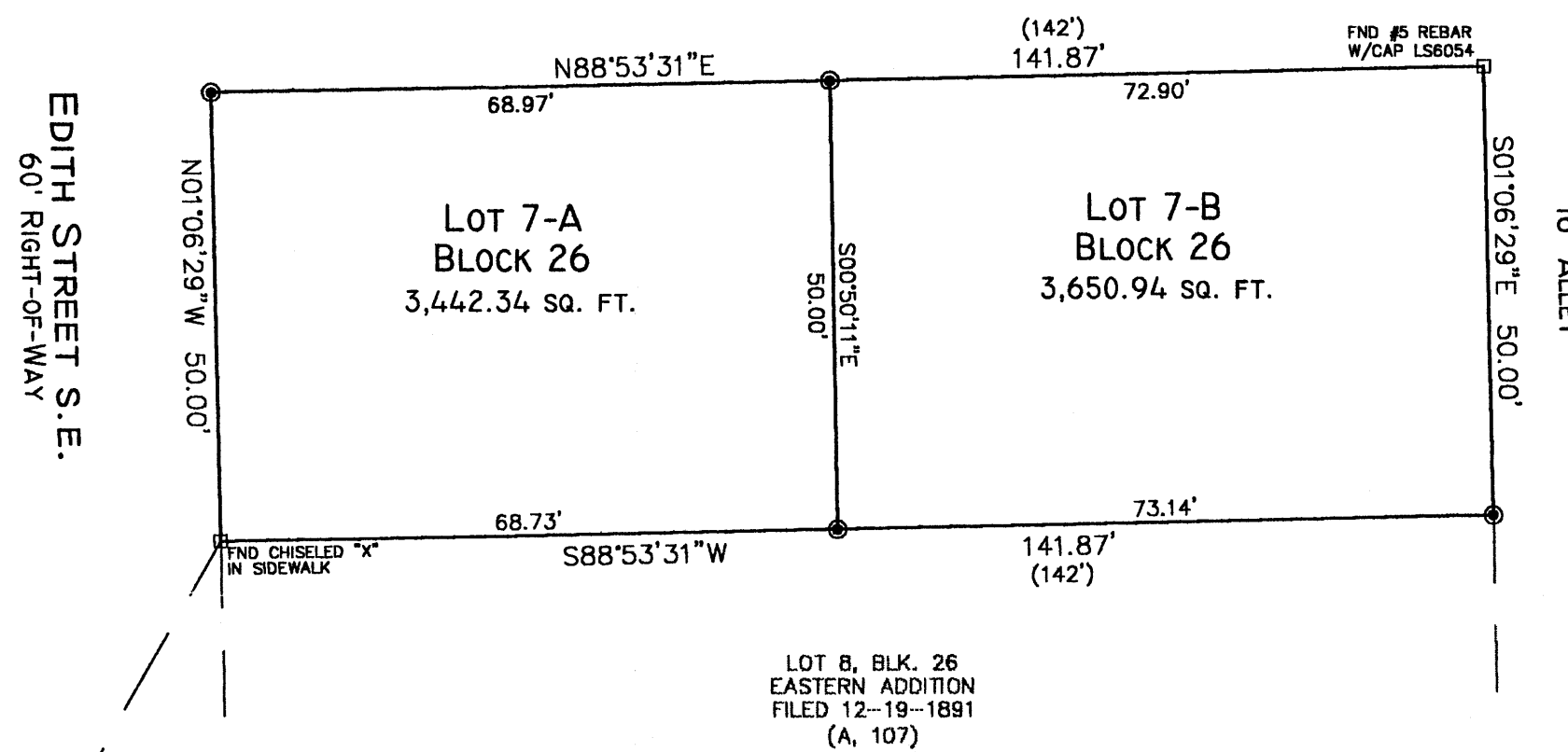


**SURVEYS SOUTHWEST LTD.**  
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 ALBUQUERQUE, NEW MEXICO 87102  
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 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2007  
 SHEET 2 OF 2

LEWIS AVENUE S.E.  
 60' RIGHT-OF-WAY



SCALE: 1" = 20'  
 PROJECT NO. 0612EH04  
 DRAWN BY PGB  
 ZONE ATLAS: L-14-Z  
 DJONES.CR5



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**T10N R3E SEC. 29**