

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Date

Bernalillo County Treasurer

PLAT OF

LOTS 5-A, 6-A AND TRACT A

CONTRERAS ADDITION

(BEING A REPLAT OF LOTS 5 AND 6, CONTRERAS ADDITION AND TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

CITY APPROVALS:

City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRP Chairperson, Planning Department	_____	Date

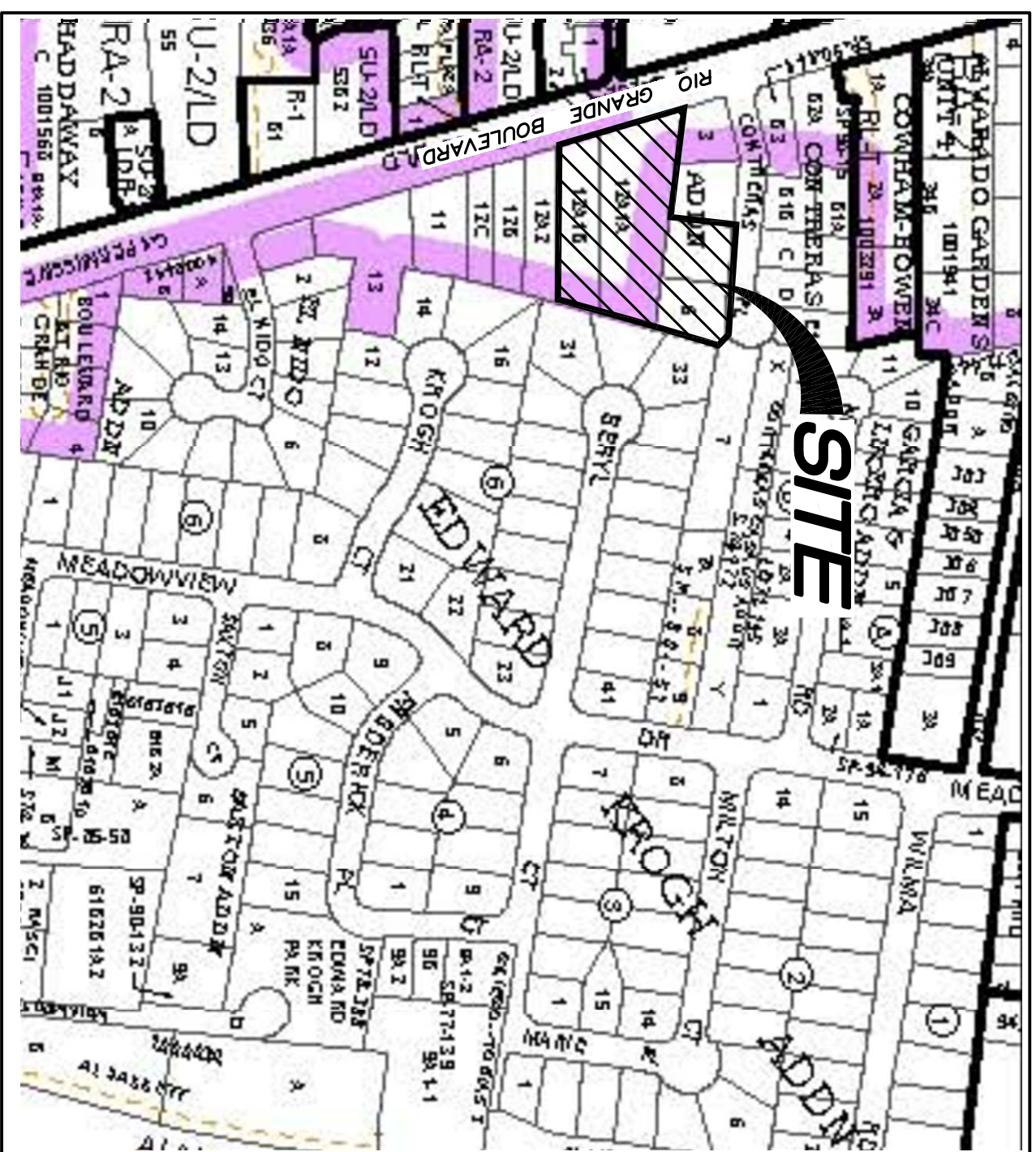
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
April 22, 2015

SURV TEK, INC.

Consulting Surveyors
9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114



VICINITY MAP

N.T.S.

GENERAL NOTES

1. Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
4. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. City Zone Atlas Page H-13

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of existing Lots: 2
3. Total number of Lots created: 2
4. Total number of Tracts created: 1
5. Gross Subdivision acreage: 1.6783 acres.

PURPOSE OF PLAT

The Purpose of this plat is to: Adjust the South boundary line of Lots 5 and 6, Contreras Addition as shown hereon.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being and comprising all of Lots Numbered Five (5) and Six (6) of the Contreras Addition as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108

TOGETHER WITH:

All of Tracts 12-A-1-A and 12-A-1-B as presently occupied and shown and designated on the Middle Rio Grande Conservancy District Property Map Number 35, said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2007 in Book A138, Page 951 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described (a concrete nail and brass disc stamped "L.S. 9750" set) a point on the Westerly line of Block 6 of the Edward Krough 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 November 24, 1950 in Volume C1, Folio 110, said point also being the Southeast corner of said Tract 12-A-1-B and the Northeast corner of Tract 12-A-2, MRCOD Map 35 whence Albuquerque Control Survey Monument "7-H13" bears S 07° 11' 07" E, 1516.31 feet distant; Thence,

N 89° 04' 05" W , 245.75 feet along a line common to said Tract 12-A-1-B and 12-A-2 to a point on the Easterly right of way line of Rio Grande Boulevard N.W. and the Southwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

N 16° 13' 52" W , 204.24 feet along said Easterly right of way line of Rio Grande Boulevard N.W. to the Northwest corner of said Tract 12-A-1-A and the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 83° 24' 45" E , 173.13 feet along the Northerly line of said Tract 12-A-1-A as presently occupied and described in the aforesaid Warranty Deed to a point; Thence:

N 06°22'30" E , 109.56 feet to the Northwest corner of said Lot 5, Contreras Addition and a point on the Southerly right of way line of Contreras Place N.W.; Thence along said Southerly right of way line of Contreras Place N.W. for the following two (2) courses:

S 83°37'30" E , 149.58 feet to a point of curvature; Thence, Northeastly , 28.62 feet on the arc of a curve to the left (said curve havin a radius of 40.00 feet, a central angle of 40°59'18" and a chord which bears N 75° 52' 51" E, 28.01 feet) to a non tangent point on curve; Thence,

S 40° 29' 55" E, 23.62 feet to the Northeast corner of said Lot 6, Contreras Addition on the Northwest corner of Lot 33 of said Edward Krough Addition; Thence,

S 15° 30' 30" W , 271.24 feet along a line common to said Tracts 12-A-1-A, 12-A-1-B and Block 6 of the Edward Krough Addition to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.6783 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF HACIENDAS DON VILLEGAS (BEING A REPLAT OF TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s), do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s), do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon, said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACTS 12-A1-A AND 12-A-1B
Haciendas De Villegas, LLC

Julie V. Gutierrez, Managing Member

LOT 5

Jacob King Susie M. King

Debra Jean King

LOT 6

Patrick Gonzales Joannell Gonzales

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Julie Villegas

Notary Public _____ My commission expires _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Jacob King, Susie M. King and Debra Jean King.

Notary Public _____ My commission expires _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Patrick Gonzales and Joannell Gonzales

Notary Public _____ My commission expires _____

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**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
APRIL , 2015

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

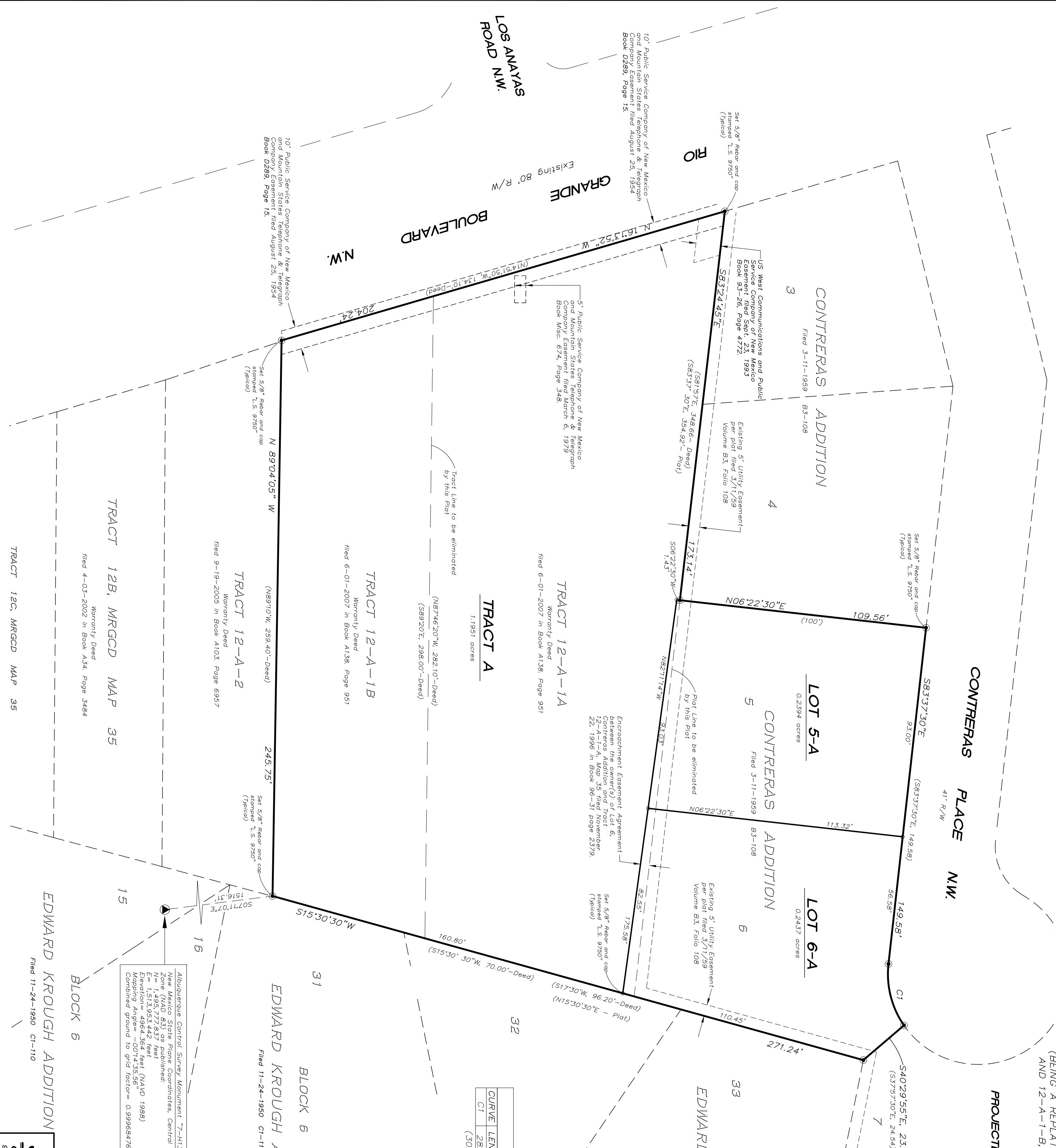
- A. Plat entitled "LOTS B-1, B-2 AND B-3, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 1990 in Volume 90C, Folio 187.
- B. Plat entitled "SUBDIVISION OF A PORTION OF LOT ONE, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1963 in Volume B4, Folio 13.
- C. Plat entitled "LOTS B-1-A, B-1-B AND B-2-A, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1998 in Volume 98C, Folio 11.
- D. Plat entitled "RIO GRANDE BLVD. N.W.", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1941 in Volume D2, Folio 22.
- E. Plat entitled "CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- F. Plat entitled "EDWARD KROUGH ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- G. Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07-1076871-B-LM, effective date June 28, 2007.
- H. Warranty Deeds:
 - a. Special Warranty Deed filed February 14, 2003 in Book A50, Page 4816.
 - b. Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.
 - c. Special Warranty Deed filed February 1, 2006 in Book A111, Page 5346.
 - d. Warranty Deed filed June 1, 2007 in Book A138, Page 951.
 - e. Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

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BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	28.62'	40.00'	14.95'	28.01'	N75°52'51\"E	40°59'18\"
	(30.95')	(40.00')				

Albuquerque Control Survey Monument "7-H13"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
N = 1,495,772.837 feet
E = 1,495,444.444 feet
Elevation = 4964.564 feet (NAVD 1988)
Mapping Angle = -007°14'35.56"
Combined ground to grid factor = 0.999684760

