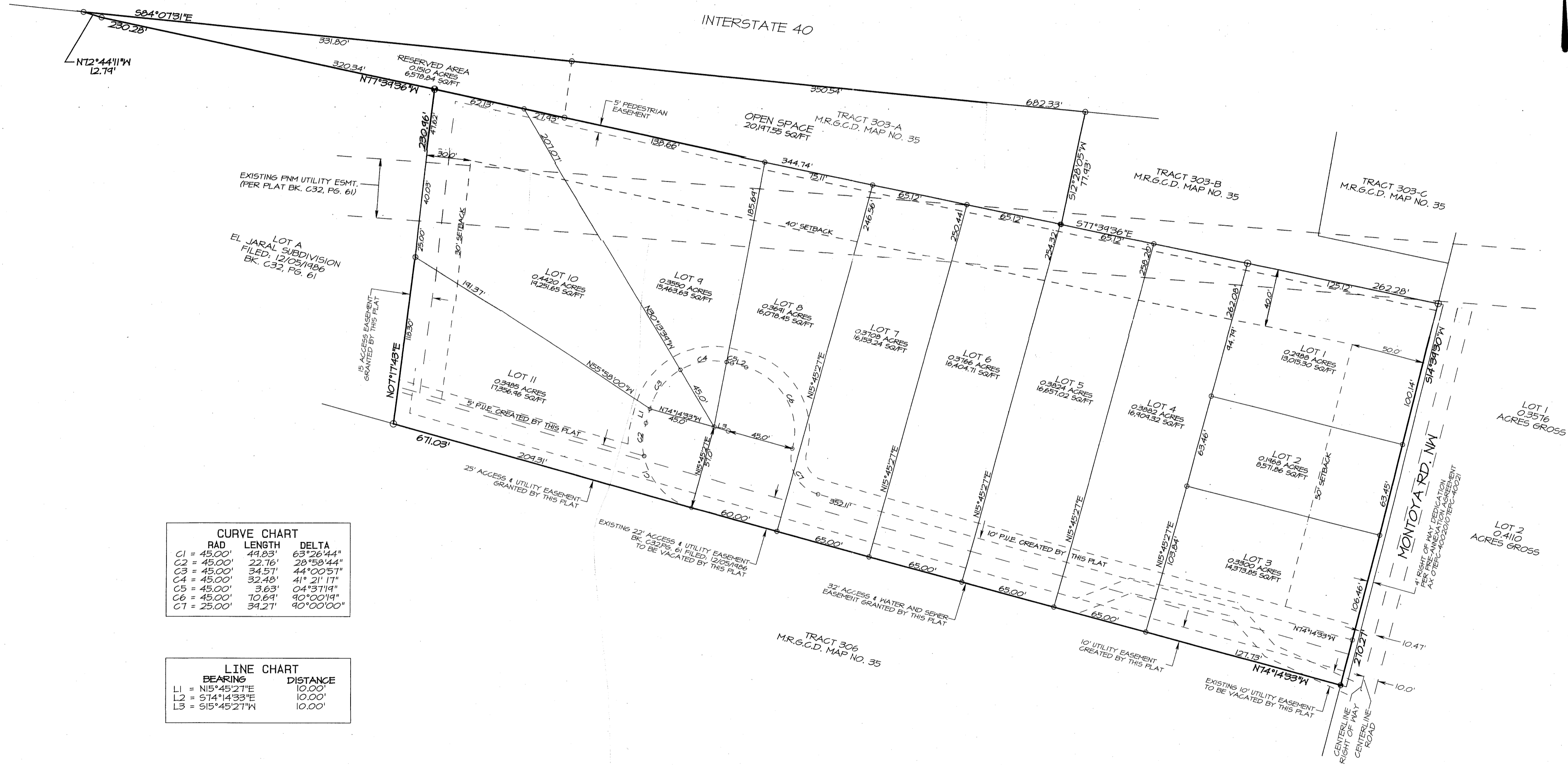
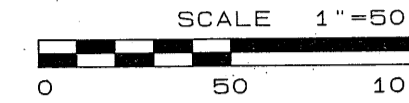


LOTS I THRU II  
 FINA SUBDIVISION  
 BEING A REPLAT OF LOT B OF  
 EL JARAL SUBDIVISION  
 AND  
 TRACT 303A  
 M.R.G.C.D. MAP NO. 35  
 PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2015

PROJECT: 1005455  
 DATE: 6-17-15  
 APP: 15-70226(SX)



**CURVE CHART**

CH	RAD	LENGTH	DELTA
C1	45.00'	49.83'	63°26'44"
C2	45.00'	22.76'	28°58'44"
C3	45.00'	34.57'	44°00'57"
C4	45.00'	32.48'	41°21'17"
C5	45.00'	3.63'	04°37'19"
C6	45.00'	10.64'	30°00'19"
C7	25.00'	39.21'	90°00'00"

**LINE CHART**

LINE	BEARING	DISTANCE
L1	N15°45'27"E	10.00'
L2	S74°14'33"E	10.00'
L3	S15°45'27"W	10.00'

**ADVANTAGE**  
**SURVEYING**  
 243-1212 OFFICE  
 248-0833 FAX  
 PROJECT  
 L14-1391



VICINITY MAP  
ZONE ATLAS H-12-Z

N. T. S.

LOTS 1 THRU 11  
FINA SUBDIVISION  
BEING A REPLAT OF LOT B OF  
EL JARAL SUBDIVISION  
AND  
TRACT 303A  
M.R.G.C.D. MAP NO. 35  
PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2015

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOT B OF EL JARAL SUBDIVISION, WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, 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 5, 1986 IN BOOK C32, PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W. THENCE, N.74°14'33"W, A DISTANCE OF 671.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N.07°14'15"E, A DISTANCE OF 230.96 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S.77°39'36"E, A DISTANCE OF 641.08 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; AND BEING THE WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W. THENCE, S.14°39'30"W, A DISTANCE OF 270.27 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING. SAID PARCEL CONTAINING 3.9081 ACRES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TEN (10) NEW LOTS FROM ONE (1) EXISTING LOT.

APPROVALS DRB CASE: PROJECT NO.

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
M.R.G.C.D.	DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.  
EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SUBDIVISION DATA/ NOTES

- PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83 AND ARE BASED UPON ACS MONUMENTS "T-PI0" AND "KOAT", AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED DECEMBER 5, 1986 IN PLAT BOOK C32, FOLIO 61.
- GROSS ACREAGE = 0.5300 ACRES
- NUMBER OF EXISTING TRACTS = 2
- NUMBER OF TRACTS CREATED = 10
- PROPERTY SURVEYED MARCH, 2014.
- EXISTING ZONING: SU-1
- 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 ERRECTED ON THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
- ALL CORNERS SET WITH 1/2" REBAR AND CAP L5#13240 UNLESS OTHERWISE INDICATED.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 1 THRU 10, FINA ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

ROBERT GUTIERREZ DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QUEST CORPORATION DBA CENTURY LINK QC	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_  
BERNALILLO COUNTY TRESURERS OFFICE \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

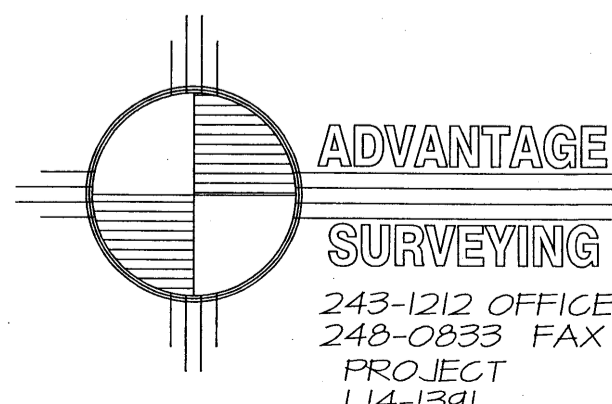
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 BERNALILLO COUNTY SUBDIVISION ORDINANCE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Michael T. Shook*  
MICHAEL T. SHOOK NMLS NO. 13240

6-5-15  
DATE



PROJECT: 10054105  
 DATE: 11-5-14  
 APP: 14-70371(SK)

LOTS 1 THRU 10  
 FINA SUBDIVISION  
 BEING A REPLAT OF LOT B OF  
 EL JARAL SUBDIVISION  
 PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2014



VICINITY MAP  
 ZONE ATLAS H-12-Z

N. T. S.

**PUBLIC UTILITY EASEMENTS**

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- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
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- QUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
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- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED DECEMBER 5, 1986 IN PLAT BOOK C32, FOLIO 61.
- GROSS ACREAGE = 0.5300 ACRES
- NUMBER OF EXISTING TRACTS = 2.
- NUMBER OF TRACTS CREATED = 10.
- PROPERTY SURVEYED MARCH, 2014.
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- ALL CORNERS SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOT B OF EL JARAL SUBDIVISION, WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, 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 5, 1986 IN BOOK C32, PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W. THENCE, N.74°14'33"W, A DISTANCE OF 671.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N.07°14'15"E, A DISTANCE OF 230.96 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S.77°39'36"E, A DISTANCE OF 697.08 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING THE WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W.; THENCE, S.14°39'30"W, A DISTANCE OF 270.21 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING. SAID PARCEL CONTAINING 3.9081 ACRES.

**FREE CONSENT**

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 1 THRU 10, FINA ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

ROBERT GUTIERREZ \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 BY: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC

**UTILITY APPROVALS**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) \_\_\_\_\_ DATE \_\_\_\_\_  
 QUEST CORPORATION DBA CENTURY LINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY (NMGC) \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE TEN (10) NEW LOTS FROM ONE (1) EXISTING LOT.

**APPROVALS CDRA CASE: SRP**

_____	DATE _____
CITY SURVEYOR	
_____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
_____	DATE _____
A.B.C.N.U.A.	
_____	DATE _____
PARKS AND RECREATION DEPARTMENT	
_____	DATE _____
A.M.A.F.C.A.	
_____	DATE _____
CITY ENGINEER	
_____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	
_____	DATE _____
M.R.G.C.D.	

APPROVED ON THE CONDITION THAT ALL RIGHT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 BERNALILLO COUNTY SUBDIVISION ORDINANCE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

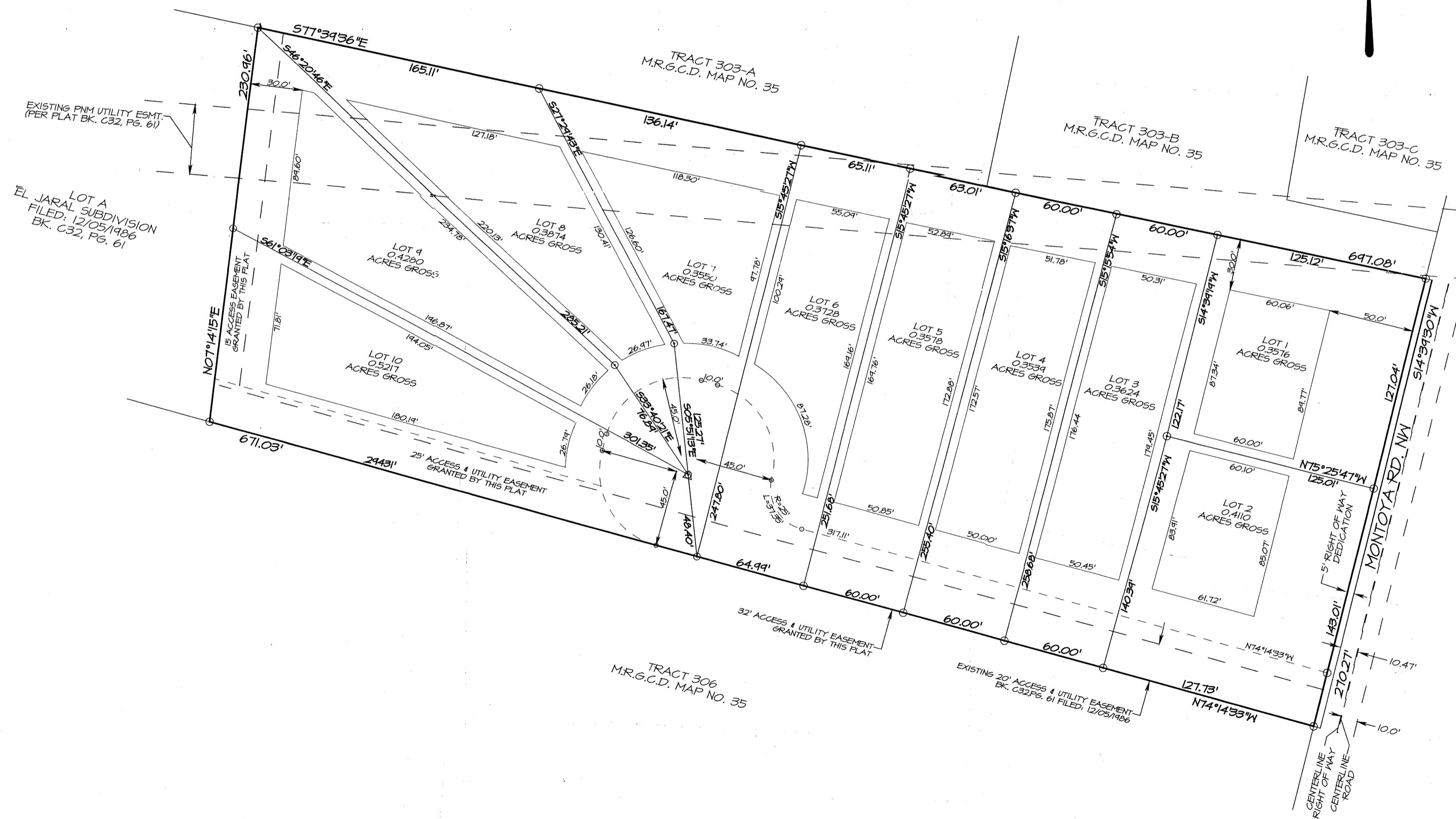
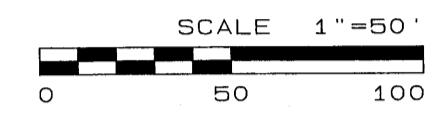


Michael T. Shook  
 MICHAEL T. SHOOK NMLS NO. 13240

10-2014  
 DATE

**ADVANTAGE SURVEYING**  
 243-1212 OFFICE  
 248-0833 FAX  
 PROJECT  
 L14-1391

**LOTS 1 THRU 10**  
**FINA SUBDIVISION**  
 BEING A REPLAT OF LOT B OF  
 EL JARAL SUBDIVISION  
 PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2014



**ADVANTAGE**  
**SURVEYING**  
 243-1212 OFFICE  
 248-0833 FAX  
 PROJECT  
 LI4-1391