

VICINITY MAP No. J-13

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., BEING LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED THREE (3) OF THE ROSEMONT PARK ADDITION, ALBUQUERQUE, NEW MEXICO, 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 OCTOBER 3, 1919 IN VOLUME C2, FOLIO 12 AND AN UNPLATTED TRACT OF LAND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF 11TH STREET, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "8-J13A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,516,282.804 AND Y=1,490,886.765 BEARS N 80°51'58" W, A DISTANCE OF 2175.92 FEET, RUNNING THENCE S 86°03'50" E, A DISTANCE OF 138.95 FEET TO THE NORTHEAST CORNER; THENCE S 01°29'45" W, A DISTANCE OF 50.05 FEET TO THE SOUTHEAST CORNER; THENCE N 86°03'50" W, A DISTANCE OF 141.22 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF 11TH STREET; THENCE N 04°05'37" E, ALONG THE EASTERLY LINE OF 11TH STREET, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.1608 ACRES MORE OR LESS.

**PLAT OF
 LOTS 7-A AND 8-A
 BLOCK 3
 ROSEMONT PARK ADDITION**

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2008

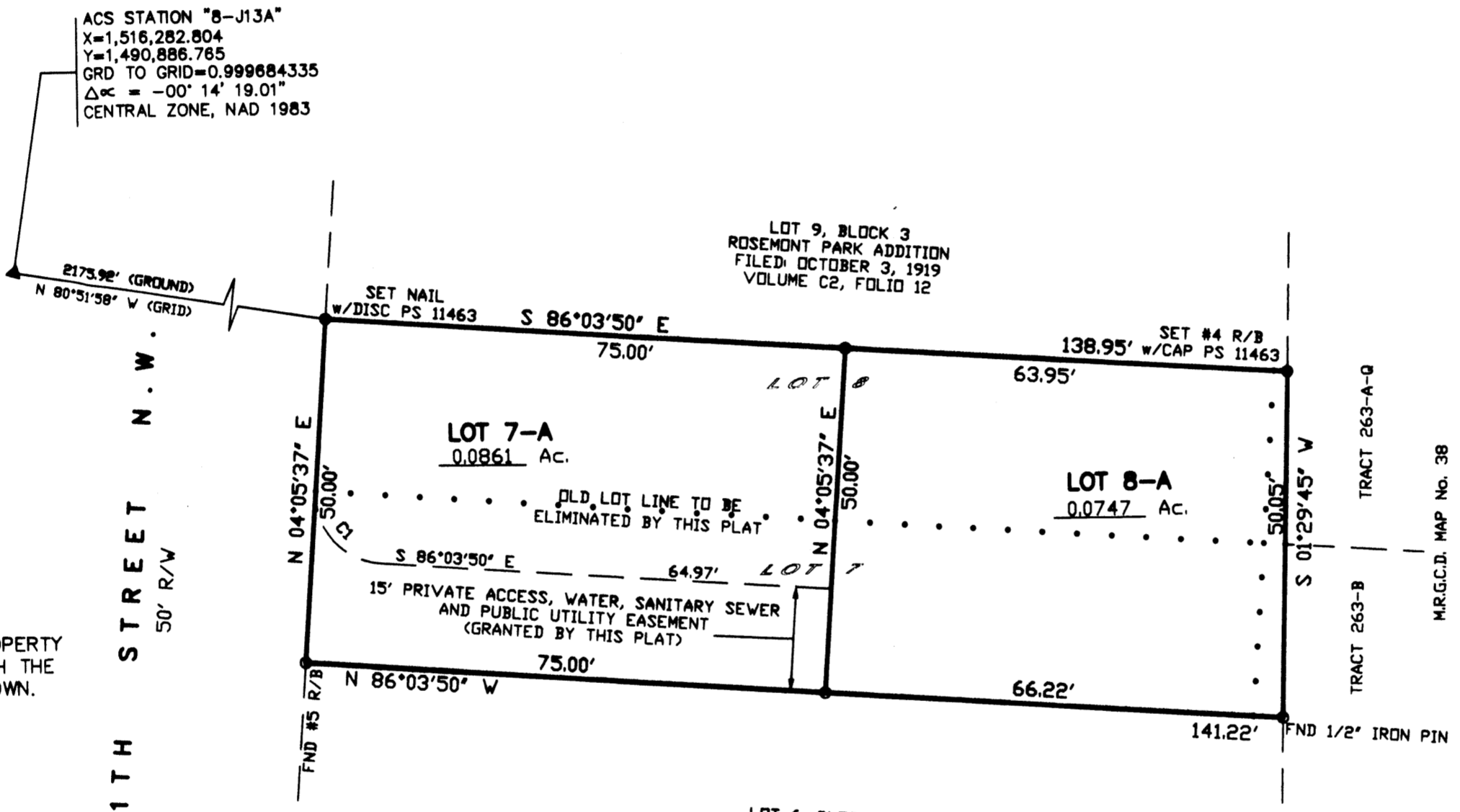
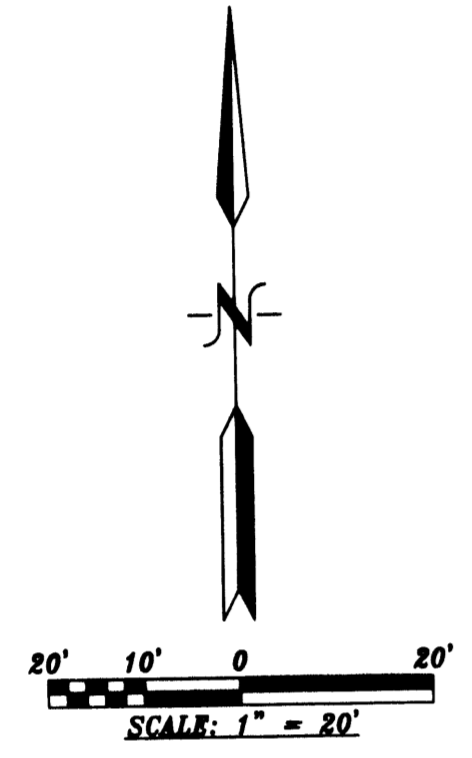
PROJECT NUMBER: 1005474
 APPLICATION NUMBER: 07DRB-00413

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

CITY SURVEYOR	<i>[Signature]</i>	DATE	<u>3-7-08</u>
*REAL PROPERTY DIVISION (CONDITIONAL)		DATE	
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE	
ABCWUA		DATE	
PARKS AND RECREATION DEPARTMENT		DATE	
AMAFCA		DATE	
CITY ENGINEER		DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE	



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE PROPERTY LINE BETWEEN LOTS 7 AND 8 AND COMBINE THEM WITH THE UNPLATTED LAND AND GRANT ALL 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: 0.1608 ACRES.
- TALOS LOG NO. 2008151637
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: FEBRUARY, 2008
- CURRENT ZONING: R-1 (S-R)
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°09'27"	S 40°59'07" E	10.00	15.74	14.16

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.

[Signature] 3/6/08
 DATE

ACKNOWLEDGMENT

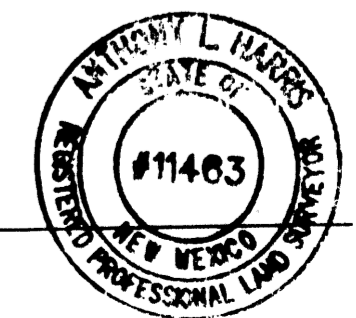
STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 7th DAY OF March, 2008
 BY: Catherine A. Heller
 OWNERS NAME
 MY COMMISSION EXPIRES: 4/07/2009 BY: *[Signature]*
 NOTARY PUBLIC

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 28th DAY OF February, 2008.

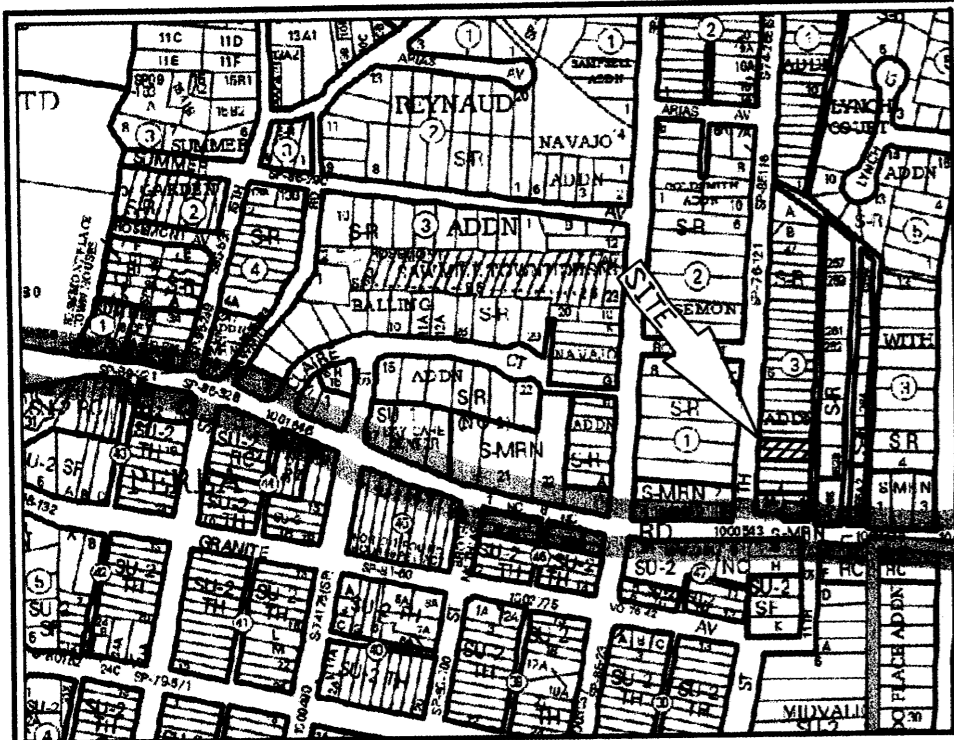
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
 4415-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8066 FAX: (505) 889-8645

08-0089.DWG (FEBRUARY, 2008)

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



VICINITY MAP No. J-13

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**PLAT OF
 LOT 8-A
 BLOCK 3
 ROSEMONT PARK ADDITION**

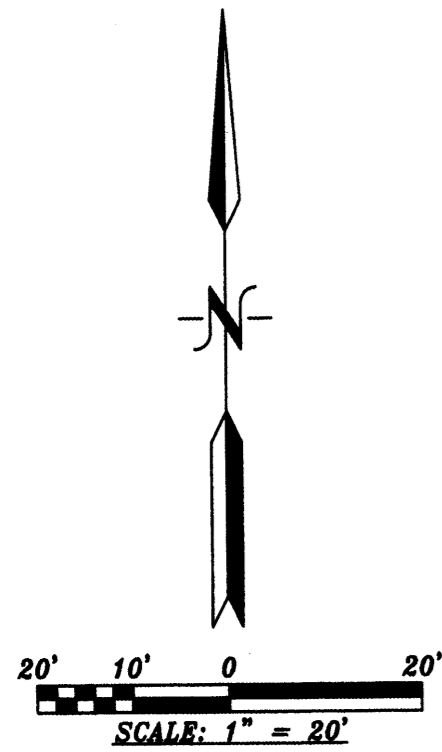
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 JULY, 2008

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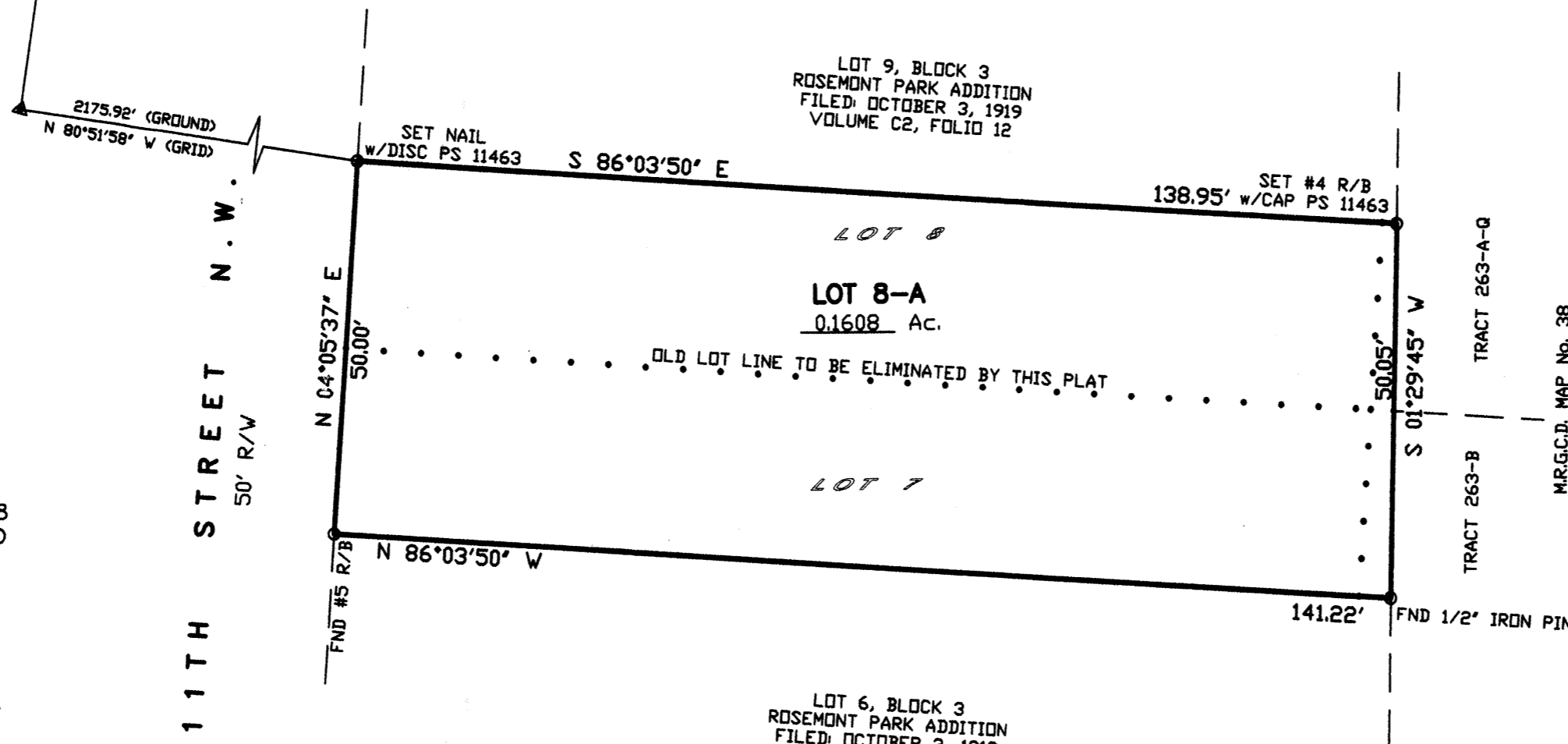
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
CITY SURVEYOR	<u>7-14-08</u> DATE

*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



ACS STATION "8-J13A"
 X=1,516,282.804
 Y=1,490,886.765
 GRD TO GRID=0.999684335
 Δα = -00° 14' 19.01"
 CENTRAL ZONE, NAD 1983



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 7, 8 AND AN UNPLATTED PARCEL OF LAND INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

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- THE 15' PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT AND PRIVATE GASLINE EASEMENT IS FOR THE BENEFIT OF LOTS 7-A AND 8-A AND IS TO BE MAINTAINED EQUALLY BY SAID LOTS

FREE CONSENT

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Catherine Heller 7/14/08
 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 14th DAY OF July 2008
 BY: Catherine Heller
 OWNERS NAME
 MY COMMISSION EXPIRES: 4-07-2009 BY: _____
 NOTARY PUBLIC

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.

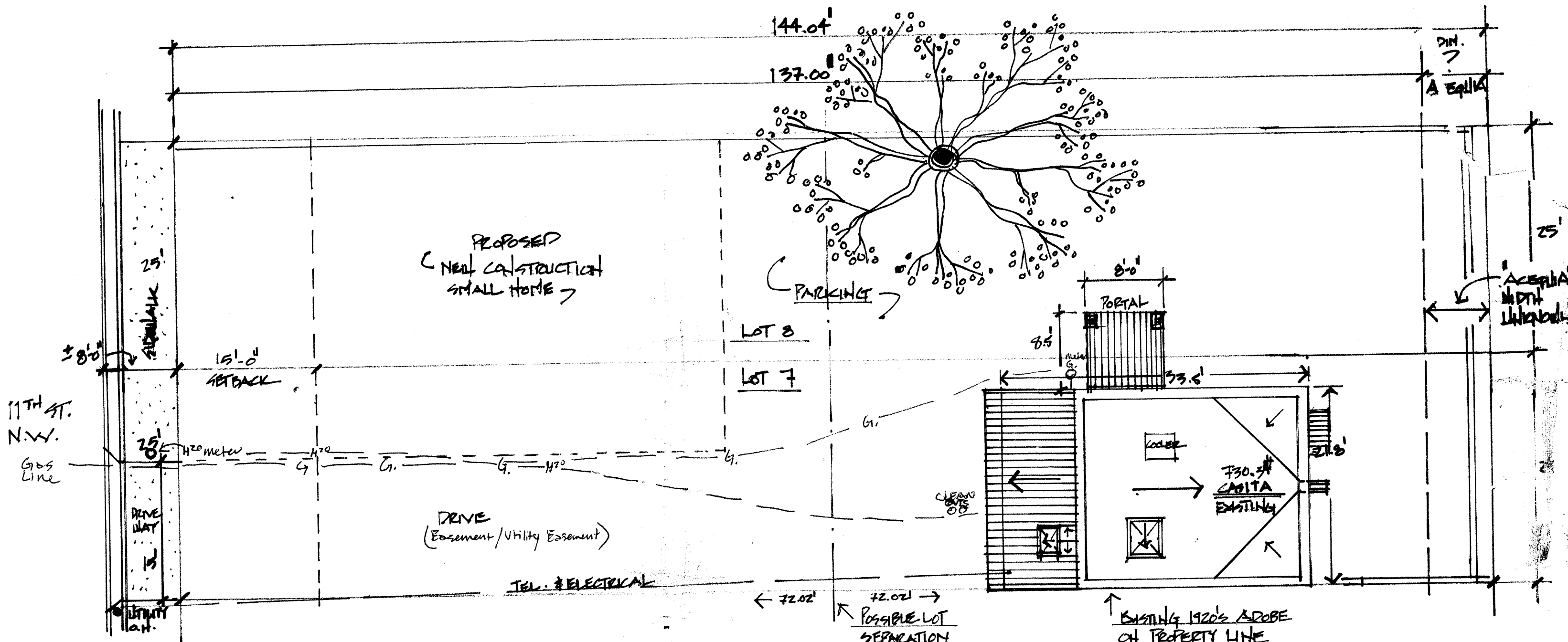
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 14th DAY OF July 2008.

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



HARRIS SURVEYING, INC. PHONE: (505) 889-8066
 2112-D MONROE STREET, N.E. FAX: (505) 889-8645
 ALBUQUERQUE, NEW MEXICO 87110

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



1014 11TH ST. N.W.
 1" = 10'-0"
 ROSEMONT PARK ADDITION BLOCK 3 LOTS 7 & 8

4/9/08 Voutsas
 ± 180[#] less than 3500[#]
 by Monday letter
 Lot size long & narrow
 1st - access
 2nd - existing