

VICINITY MAP ZONE ATLAS K11

**SUBDIVISION NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927.
2. BEARINGS AND DISTANCES IN PARENTHESIS ( ) PER PLATS OF GLENDALE GARDENS, FD. 5/2/1945, VOL. C1, FOLIO 159.
3. DISTANCES ARE GROUND DISTANCES IN FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.2561 ACRE
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 2
8. PROPERTY IS ZONED R-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#:  
 PROPERTY OWNER OF RECORD:  
 BERNALILLO COUNTY TREASURER'S OFFICE:

**LEGAL DESCRIPTION:**

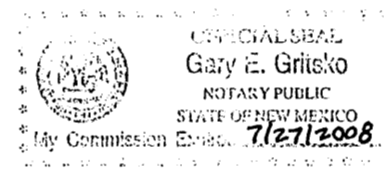
Lots numbered Three (3) and Four (4) of GLENDALE GARDENS, a Replat of Tract Five, of Glendale Gardens, a Subdivision of a certain tract of land situate in School District No. 28, Bernalillo County, New Mexico, as the same are shown and designated on the Map of said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1952 in Vol. C2, folio 92. Excepting therefrom, the easterly Three feet (3') of said Lot numbered Four (4). Said lots being more particularly described as follows: Beginning at the southwest corner of said Lot 3, whence the NMSHC Station "NM448-C1" bears S.60°03'58"W., 3133.21 feet distant; thence, N.07°23'20"E., 77.12 feet to the northwest corner; thence, S.85°47'09"E., 142.73 feet to the northeast corner; thence, S.04°12'51"W., 77.00 feet to the southeast corner; thence, N.85°47'09"W., 147.00 feet to the point of beginning. Containing 0.2561 acre, more or less.

**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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Michael J. Holguin*  
 MICHAEL J. HOLGUIN

*Elpidia C. Holguin* *By Michael J. Holguin*  
 ELPIDIA C. HOLGUIN *Attorney in fact*



STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 23, 2007.  
 BY: Michael J. Holguin & Elpidia C. Holguin, by Michael J. Holguin, attorney in fact  
 MY COMMISSION EXPIRES: 7/27/2008 *Gary E. Gritsko*  
 NOTARY PUBLIC

**PLAT OF  
 LOTS 5-A & 5-B**  
 of the Subdivision of Tract 5  
**GLENDALE GARDENS SUBDIVISION**  
 Projected Section 23, T10N, R2E, NMPM  
 within the Town of Atrisco Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 April, 2007

*Final*

Talos Log# 2007-17-0318

**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON \_\_\_\_\_**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO (2) EXISTING TRACTS, CREATING TWO (2) NEW LOTS ON \_\_\_\_\_

**CITY DRB APPROVALS:**

PROJECT NO. _____ APPLICATION NO. _____	
<i>Michael J. Holguin</i> CITY SURVEYOR	<u>4-24-07</u> DATE
TRAFFIC ENGINEERING _____	DATE _____
PARKS & RECREATION DEPARTMENT _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____

**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, 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.

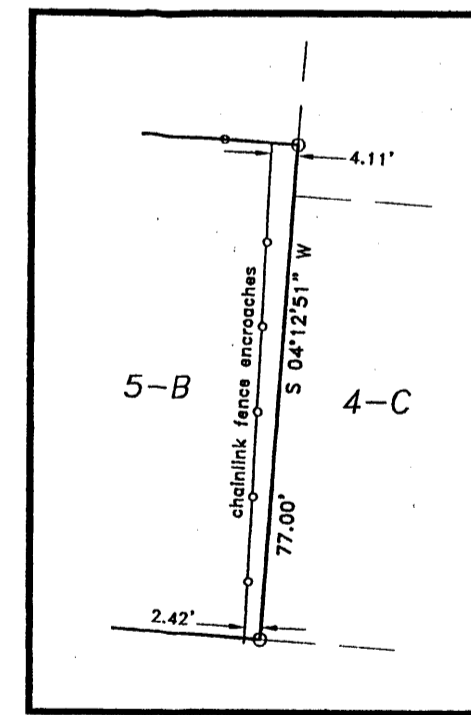
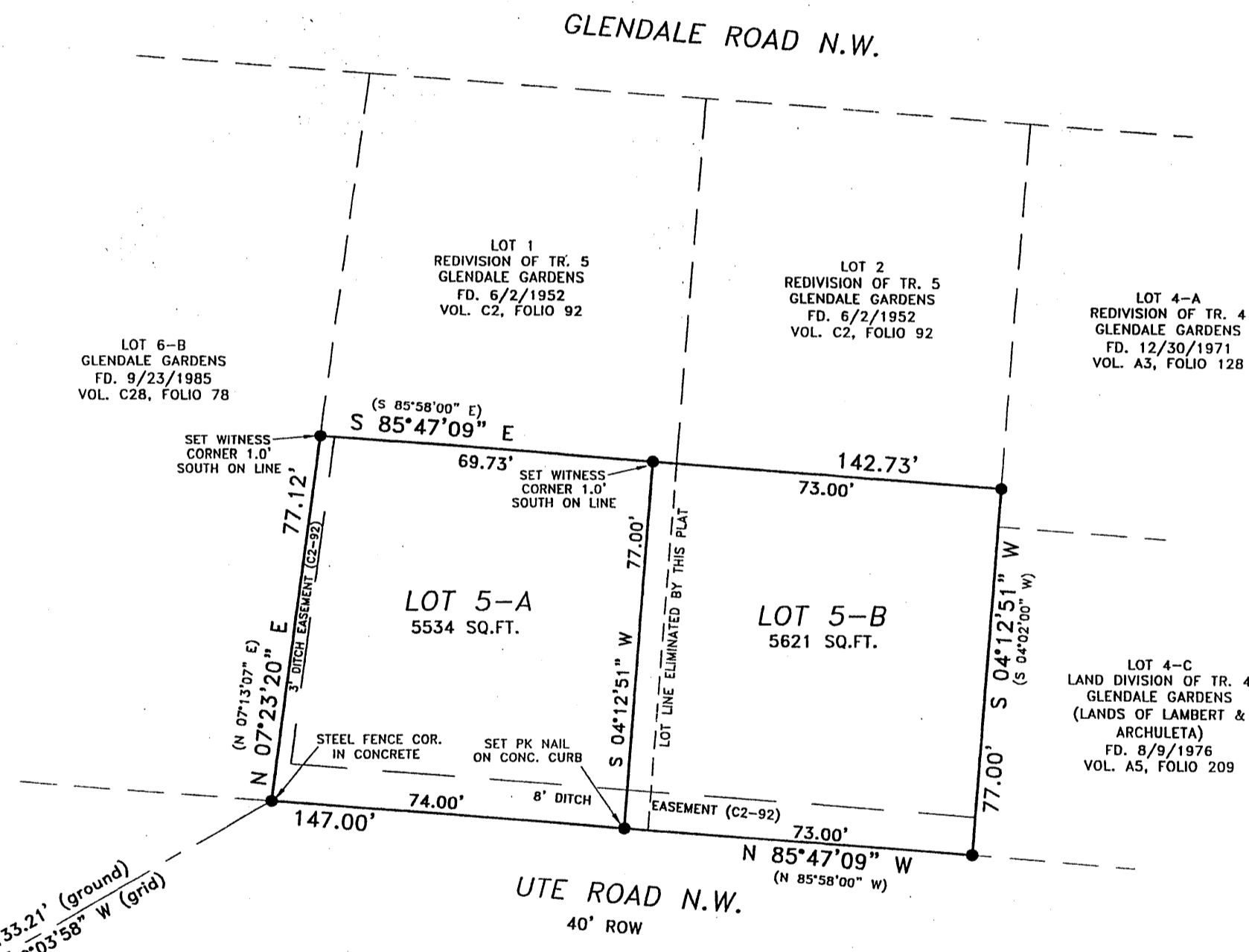
*Gary E. Gritsko*  
 Gary E. Gritsko  
 New Mexico Professional Surveyor, 8686

April 23, 2007  
 Date



**ALPHA PROFESSIONAL SURVEYING, INC.**  
 4320-C RIDGECREST DRIVE #192, RIO RANCHO, NEW MEXICO 87124  
 (505) 892-1076 FAX (505) 891-0471  
 DRAWN BY: GEG FILE NO: 07-085P

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**LOTS 5-A & 5-B**  
of the Subdivision of Tract 5  
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within the Town of Atrisco Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
April, 2007



NMSHC STATION "NM448-C1"  
STATE PLANE COORDINATES  
X=364764.30, Y=1485275.17  
CENTRAL ZONE (NAD 27)  
G-G FACTOR: 0.99967831  
DELTA ALPHA: -0°15'35"



SCALE: 1" = 30'

0 30 60



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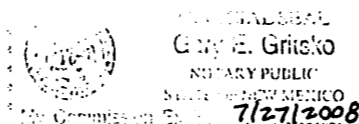
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*Michael J. Holguin*  
MICHAEL J. HOLGUIN

*Elpidia C. Holguin By Michael J. Holguin Attorney in fact*  
ELPIDIA C. HOLGUIN



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
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BY: Michael J. Holguin & Elpidia C. Holguin, by Michael J. Holguin, attorney in fact

MY COMMISSION EXPIRES: 7/27/2008

*Gary E. Gritsko*  
NOTARY PUBLIC

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April, 2007

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CITY DRB APPROVALS:

PROJECT NO. <u>1005528</u>	APPLICATION NO. <u>07DRB 00536</u>
<i>Phil B. Ford</i> CITY SURVEYOR	<u>4-24-07</u> DATE
<i>Al S.</i> TRAFFIC ENGINEERING	<u>5-2-07</u> DATE
<i>Christina Sandoval</i> PARKS & RECREATION DEPARTMENT	<u>5/2/07</u> DATE
<i>Roger A. Dean</i> UTILITIES DEVELOPMENT	<u>5-2-07</u> DATE
<i>Bradley D. Bingham</i> A.M.A.F.C.A.	<u>5/7/07</u> DATE
<i>David S.</i> CITY ENGINEER	<u>5/2/07</u> DATE
<i>Don Nelson</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>5/07/07</u> DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

*Gary E. Gritsko*  
Gary E. Gritsko  
New Mexico Professional Surveyor, 8686

APRIL 23, 2007  
Date

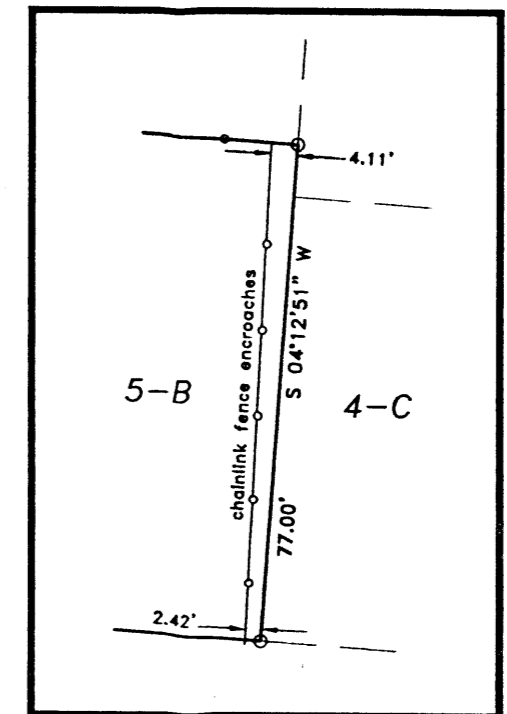
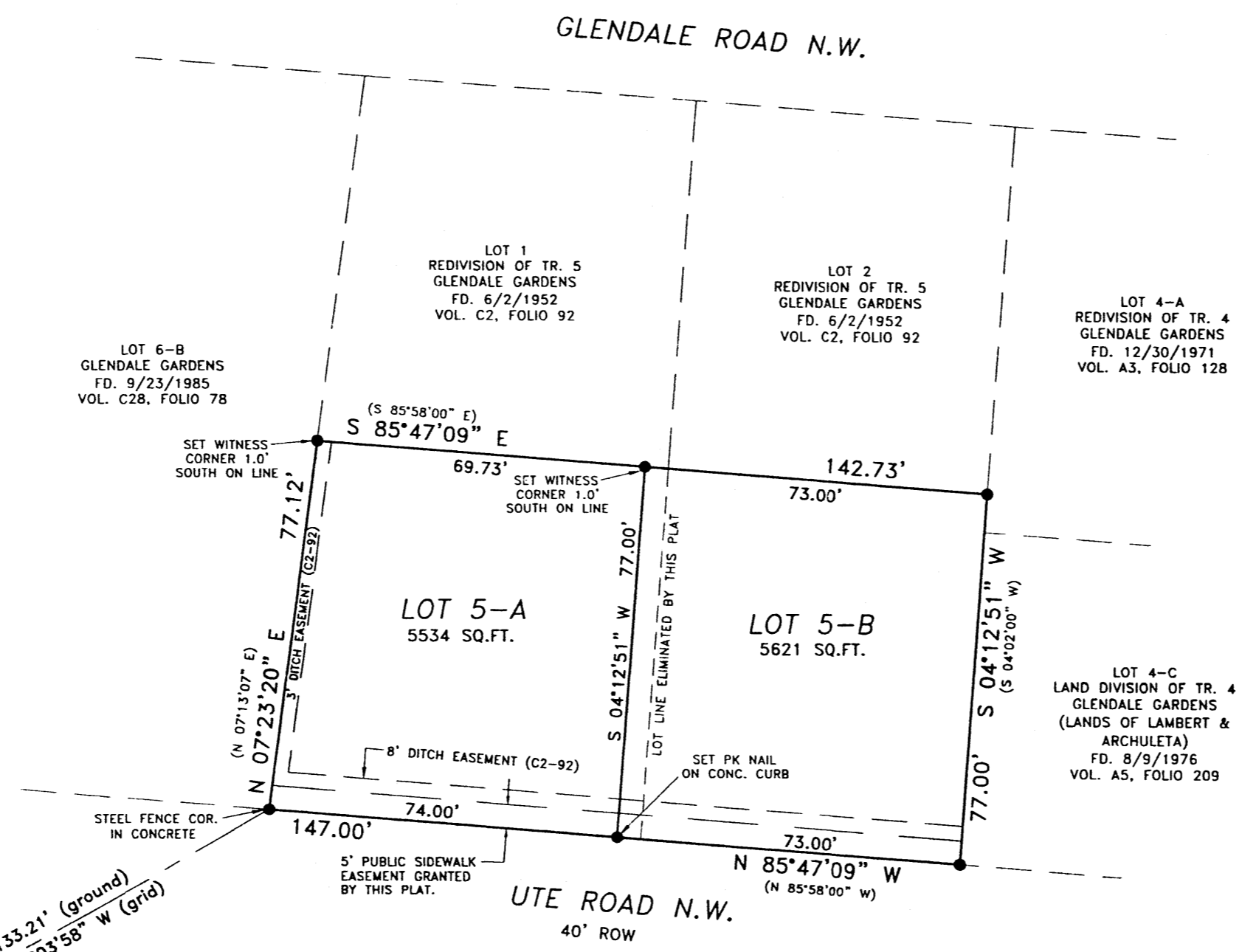
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: 1-011-057-488485-12107  
PROPERTY OWNER OF RECORD:  
Michael J. Holguin  
BERNALILLO COUNTY TREASURER'S OFFICE:  
James A. Alvarez



ALPHA PROFESSIONAL SURVEYING, INC.  
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 Page: 2 of 2  
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EAST BOUNDARY DETAIL

NMSHC STATION "NM448-C1"  
 STATE PLANE COORDINATES  
 X=364764.30, Y=1485275.17  
 CENTRAL ZONE (NAD 27)  
 G-G FACTOR: 0.99967831  
 DELTA ALPHA: -0°15'35"



SCALE: 1" = 30'  
 0 30 60

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

**ALPHA PROFESSIONAL SURVEYING, INC.**  
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