

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 DOUGLAS AND 15-F13, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF LANDS OF HUBERT R. TEAGUE, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1986 IN VOLUME C-31, FOLIO 55.
- 6. GROSS AREA: .4556 ACRES
- 7. NUMBER OF EXISTING LOTS: 1
- 8. NUMBER OF LOIS CREATED: I

9. THE 24 PRIVATE ACCESS EASEMENT FOR INGRESS AND EGRESS IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS A-1 AND B AND IS TO BE MAINTAINED BY SAID OWNERS.

10. PROPERTY IS ZONED C-2.

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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THE 24' PRIVATE SANITARY SEWER & WATER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS A-1 AND B AND IS TO BE MAINTAINED BY THE OWNER OF LOT A-1.

Lot lettered A plat of Lots A and B, LANDS OF HUBERT R. 1EAGUE, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August C-31, folio 55.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Selernino R Genzalaz

ADDRESS: 5010 4+6 Street NW A16, nm 87107 **ACKNOWLEDGMENT** SIAIE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 64h DAY OF July BY: Belarmino R. Gonzalez

DOC# 2007118161

MY COMMISSION EXPIRES:

PLAT OF LOT A-1

LANDS OF HUBERT R. TEAGUE PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M. ELENA GALLEGOS GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JULY 2007** SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO VACATE AN EXISTING 25' PRIVATE ACCESS EASEMENT & GRANT A 24' PRIVATE ACCESS EASEMENT.

	07 DEB.70163
CITY APPROVALS; PROJECT NO.: 1006713 APPLI	CATION NO. 07 DRB. 70/64
ILB Stat	7-10-07
CITY SURVEYOR	DATE
John Aw	8-1-07
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
Christina Sandoral	8/8/07
PARKS & REGREATION DEPARTMENT	DATE
House & Alee	8/9/07
A.B.C.W.U.A.	DATE
Budlex L. Bugham	818/07
A.M.A.F.C.A.	DATE
Bradle & Bluelan.	ष्ठीहीळ
CHY ENGINEER	DATE
Mater	2/08/07
DRR 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.

New Mexico Professional Surveyor, 11224

PROJECT NO. 0706EH04 DRAWN BY EH
ZONE ATLAS: F-14-Z

SONMENT.CR5 THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#: 101400144101440465 GOUZNES BELLENING

BERNALILLO COUNTY TREASURERS OFFICE:

08/15/2007 10:41 AM Page: 1 of 2 PLAT R:\$12.00 B: 2007C P: 0227 M Toulouse, Bernalillo County

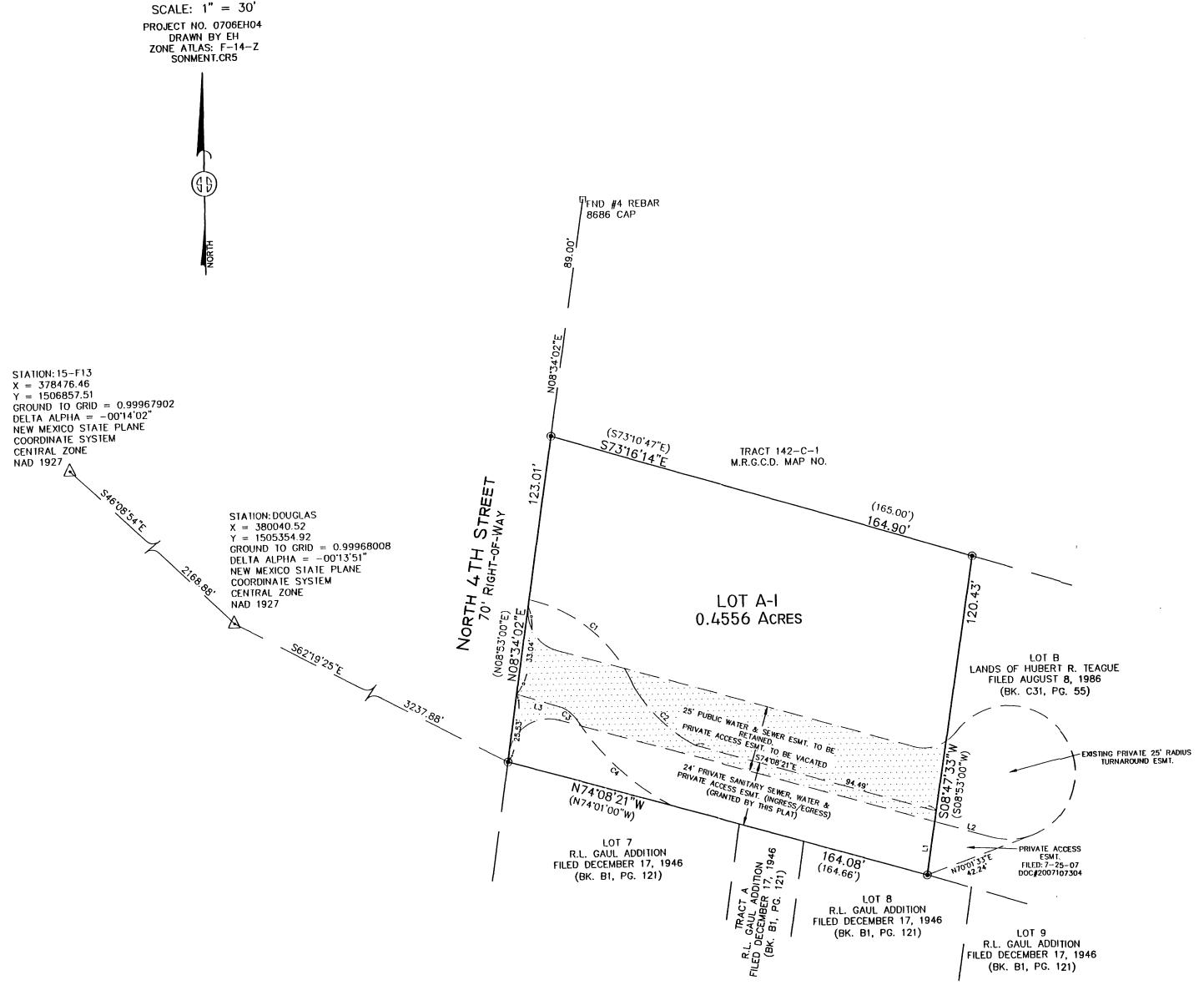


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

PLAT OF
LOT A-1
LANDS OF HUBERT R. TEAGUE
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2007
SHEET 2 OF 2



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

		C	URVE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
CI	52.74		54'00'03"	50.81	N49°35'28"E
C2	32.54	59.66	31'15'10"	32.14	
C3	8.14	14.41	32'20'56"	8.03	S46'01'03"E
C4	47.31		27.59'03"	46.84	N47°26'04"W

DOC# 2007118161

0B/15/2007 10:41 AM Page: 2 of 2
PLAT R:\$12.00 B: 2007C P: 0227 M. Toulouse, Bernalillo County

LINE TABLE

LINE LENGTH BEARING

L1 20.15 N08'47'33"E

L2 22.09 S74'08'21"E

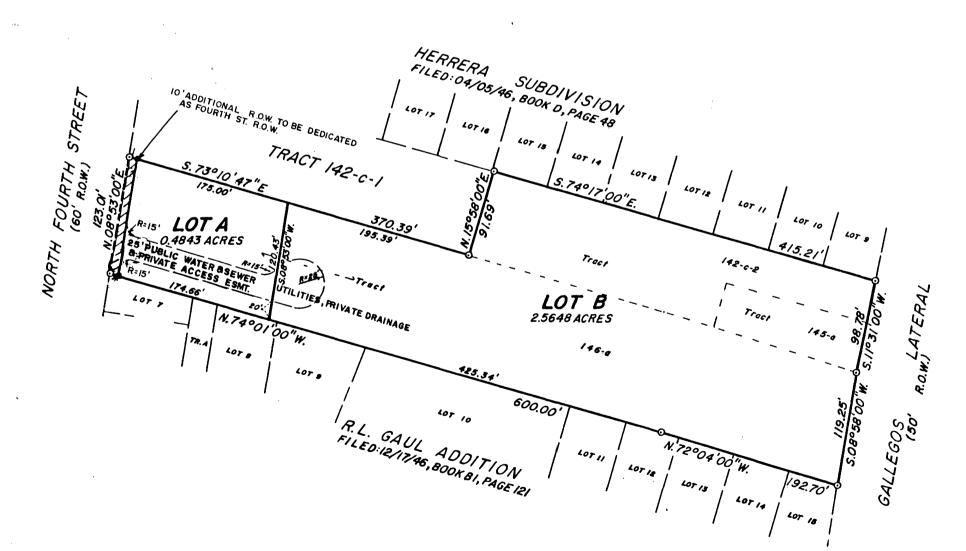
L3 18.07 N74'34'53"W

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



- 1) The purpose of this replat is to create lots agreeable to the existing C-2 and O-1 zone lines.
- 2) Basis of Bearings = HERRERA SUBDIVISION. filed April 5, 1946; Book D, page 48.
- 3) No field work performed.
- 4) Warranty Deeds provided by client, filed September 27, 1984; Book D 222 A, page 375.



NOTES:

- 1) The owner of Lot A is responsible for the maintenance of the private access easement within Lot A.
- 2) The owner of Lot B is resopnsible for the maintenance of the private access easement within Lot B.
- 3) The easement is for exclusive use by the owners of Lots A and B.

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to 27 \mathcal{B} must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

State of New Mexico SS County of Bernelillo This instrument was filed for recorder

Al_b'clock Q_m. Recorded in Vol. Die Culle Clerk & Recorder

86 73740

A PLAT OF LOT A AND LOT B LANDS OF HUBERT R. TEAGUE BEING A REPLAT OF TRACTS 142-c-2, 145-a AND 146-a AS SHOWN ON M.R.G.C.D. MAP No. 32 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY 1986

SCALE: | "= 100"

LEGAL DESCRIPTION

A certain tract of land comprised of Tracts 142-C-2, 145-a and 146-a as shown on M.R.G.C.D. Property Map No. 32, within Section 32, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract, being the same corner as the Southeast corner of Lot 9, HERRERA SUBDIVISION, as filed in Bernalillo County, New Mexico on April 5, 1946, in Book D, page 48; also being a point on the West right-of-way of the Gallegos Lateral; thence along said right-of-way S 11° 31' 00" W, 98.78 feet to a point; thence. S 08° 58' 00" W, 119.25 feet to the Southeast corner; thence leaving said right-of-way N 72° 04' 00" W, 192.70 feet to a point; thence, N 74° 01' 00" W, 600.00 feet to the Southwest corner, a point on the East right-of-way of North Fourth Street; thence along said right-of-way N 08° 53' 00" E, 123.01 feet to the Northwest corner; thence leaving said right-of-way S 73° 10' 47" E, 370.39 feet to a point; thence, N 15° 58' 00" E, 91.69 feet to a point on the South line of said Herrera Subdivision; thence along said line S 74° 17' 00" E, 415.21 feet to the point of beginning, and containing 3.0491 acres, more or less.

FREE CONSENT

The above plat is with the free consent of the undersigned Owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property. The undersigned owner(s) hereby grant the private

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

OFFICIAL SEAL The foregoing instrument was acknowledged before me this 10 M. ED. STUART 9 BY: HUBGRT R. TEAGUE NOTARY PUBLICHYS Commission Expires:

NOTARY POBLICITYS AND RELEASE OF STATES AND COMMISSION Expires CITY/COUNTY APPROVALS:

7.24.86 Dabe

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Profession rveyor under the laws of the State of New Mexico, do hereby certify that this aced by me or under my supervision, meets the minimum requirements of monument ex of the Albuquerque Subdivision Ordinance, and that it is true and correct

SOUTHWEST SURVEYING CO., INC. 333 Lomas Blydy, N.E., Albuquerque, New Mexico 87102

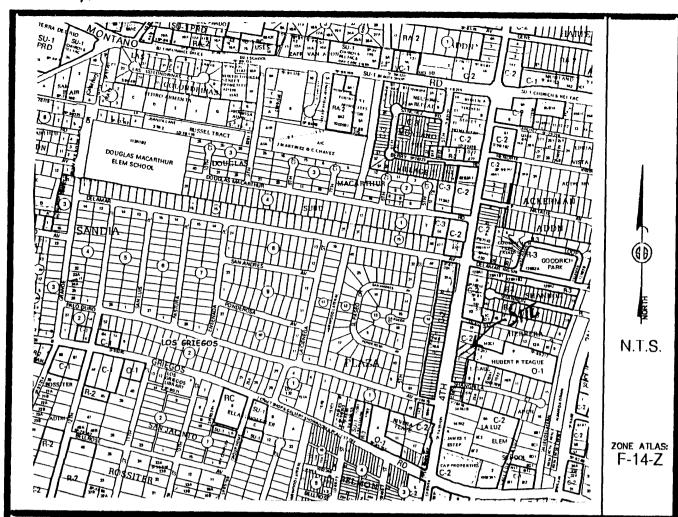
ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this

OFFICIAL SEAL'BY: FRANKH & E. WILSON ED. STUART My Commission Expires: Motary Bond Filed with Sycretary y golf



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 DOUGLAS AND 15-F13, AS SHOWN HEREON.
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- 6. GROSS AREA: .4556 ACRES
- 7. NUMBER OF EXISTING LOTS: 1
- 8. NUMBER OF LOTS CREATED: 1
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- 10. PROPERTY IS ZONED C-2.

PROJECT NO. 0706EH04 DRAWN BY EH ZONE ATLAS: F-14-Z SONMENT.CR5

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:

Lot lettered A plat of Lots A and B, LANDS OF HUBERT R. TEAGUE, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 8, 1986 in Volume C-31, folio 55.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE:

OWNER(S) PRINT NAME: Belarmino R Genzalaz

ADDRESS: 5010 4+4 Street NW A16. nm 87107 **ACKNOWLEDGMENT** STATE OF NEW MEXICO COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 64h DAY OF July BY: Belarmino R. Gonzalez

MY COMMISSION EXPIRES:

PLAT OF LOT A-1 LANDS OF HUBERT R. TEAGUE PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M. **ELENA GALLEGOS GRANT** CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JULY 2007** SHEET 1 OF 2

> PRELIMINARY PLAT APPROVED BY DRB

DISCLOSURE STATEMENT THE PURPOSE OF THIS PLAT IS TO VACA E NIXIS TING ES PRIVATE ACCESS EASEMENT & GRANT A 24' PRIVATE ACCESS EASEMENT.

CITY APPROVALS: PROJECT NO.:	APPLICATION NO.
ILB fat	7-10-07
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
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.

New Mexico Professional Surveyor, 11224

07-06-07

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PLAT OF

LOT A-1

LANDS OF HUBERT R. TEAGUE

PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

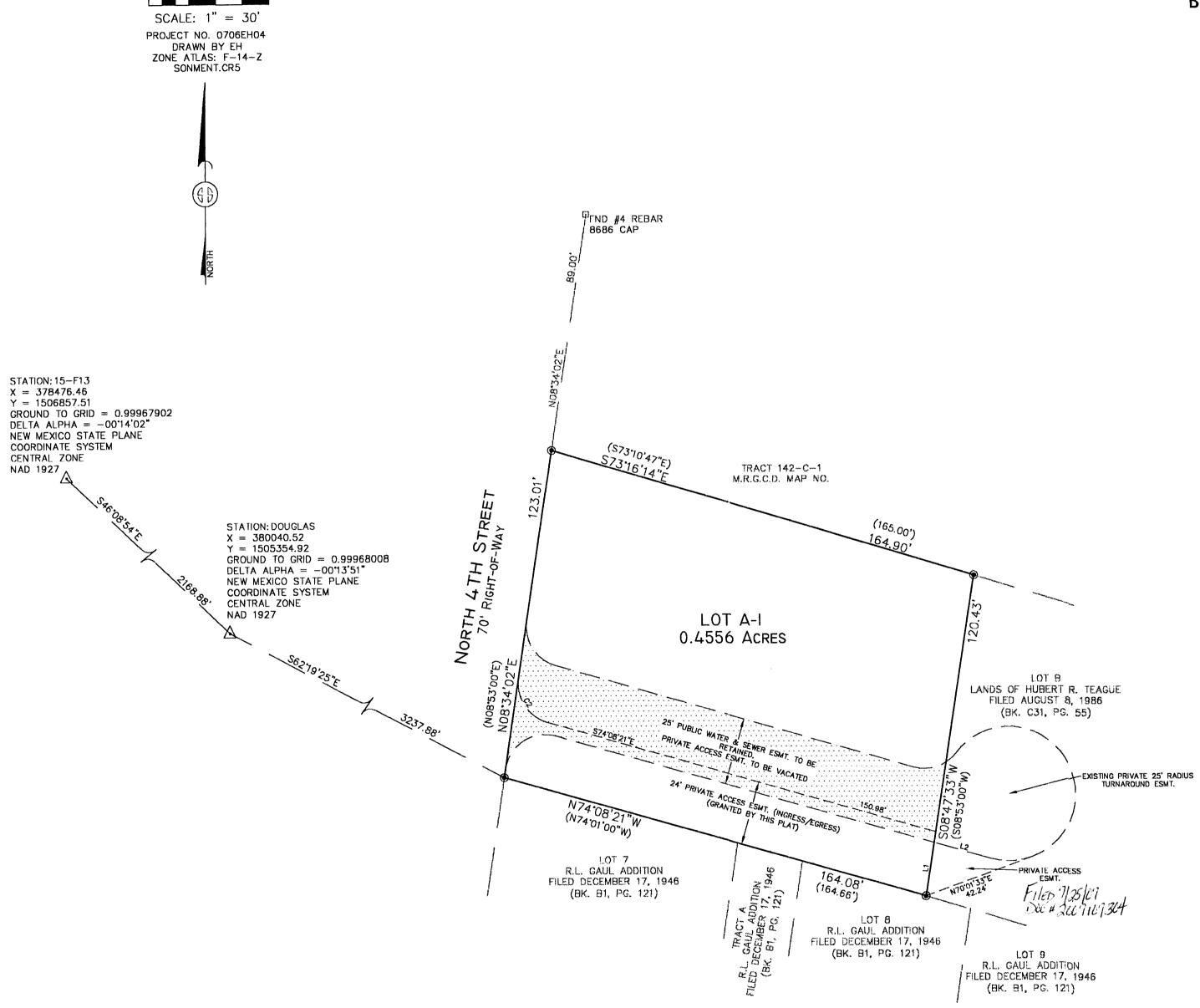
ELENA GALLEGOS GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY 2007

SHEET 2 OF 2



MONUMENT LEGEND

△ - FOUND CONTROL STATION AS NOTED

□ - FOUND MONUMENT AS NOTED

 CURVE TABLE

 CURVE
 LENGTH
 RADIUS
 DELTA
 CHORD
 CHORD
 BEARING

 C1
 15.64
 25.00
 35'50'06"
 15.38
 N87'56'36"E

 C2
 21.65
 15.00
 82'42'23"
 19.82
 \$32'47'10"E

15 10 5 0 10 20 30

 LINE TABLE

 LINE
 LENGTH
 BEARING

 L1
 20.15
 N08'47'33"E

 L2
 22.09
 \$74'08'21"E

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