

TALOS# 2007-422804



VICINITY MAP ZONE ATLAS G14

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS NM47-10 AND 12-E14.
2. BEARINGS AND DISTANCES IN PARENTHESIS ( ) PER PLAT OF BELMONT PLACE, FILED JAN. 23, 1924.
3. DISTANCES ARE GROUND DISTANCES IN US FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.2436 ACRE
6. NUMBER OF EXISTING LOTS: 3
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: \_\_\_\_\_

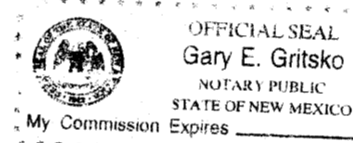
LEGAL DESCRIPTION

Lots numbered Twenty-two (22), Twenty-three (23) and Twenty-four (24) in Block numbered Two (2) of BELMONT PLACE, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 1924 in Volume B2, Folio 34.

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.

*Bonnie K. Romero*  
 \_\_\_\_\_  
 BONNIE K. ROMERO



STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 22, 2007.  
 BY: Bonnie K. Romero

MY COMMISSION EXPIRES: 7/27/2008

*Gary E. Gritsko*  
 \_\_\_\_\_  
 NOTARY PUBLIC

PLAT OF  
 LOTS 22-A & 24-A, BLOCK 2  
 BELMONT PLACE  
 Projected Section 5, T10N, R3E, NMPM  
 within the Town of Albuquerque Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2007

*Final*  
 PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 11/01/07

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN THREE (3) EXISTING LOTS RESULTING IN TWO (2) NEW LOTS

CITY DRB APPROVALS:

PROJECT NO. _____	APPLICATION NO. _____
<i>W. B. Paul</i>	<u>10-29-07</u>
CITY SURVEYOR	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* OCT 10, 2007  
 \_\_\_\_\_  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686

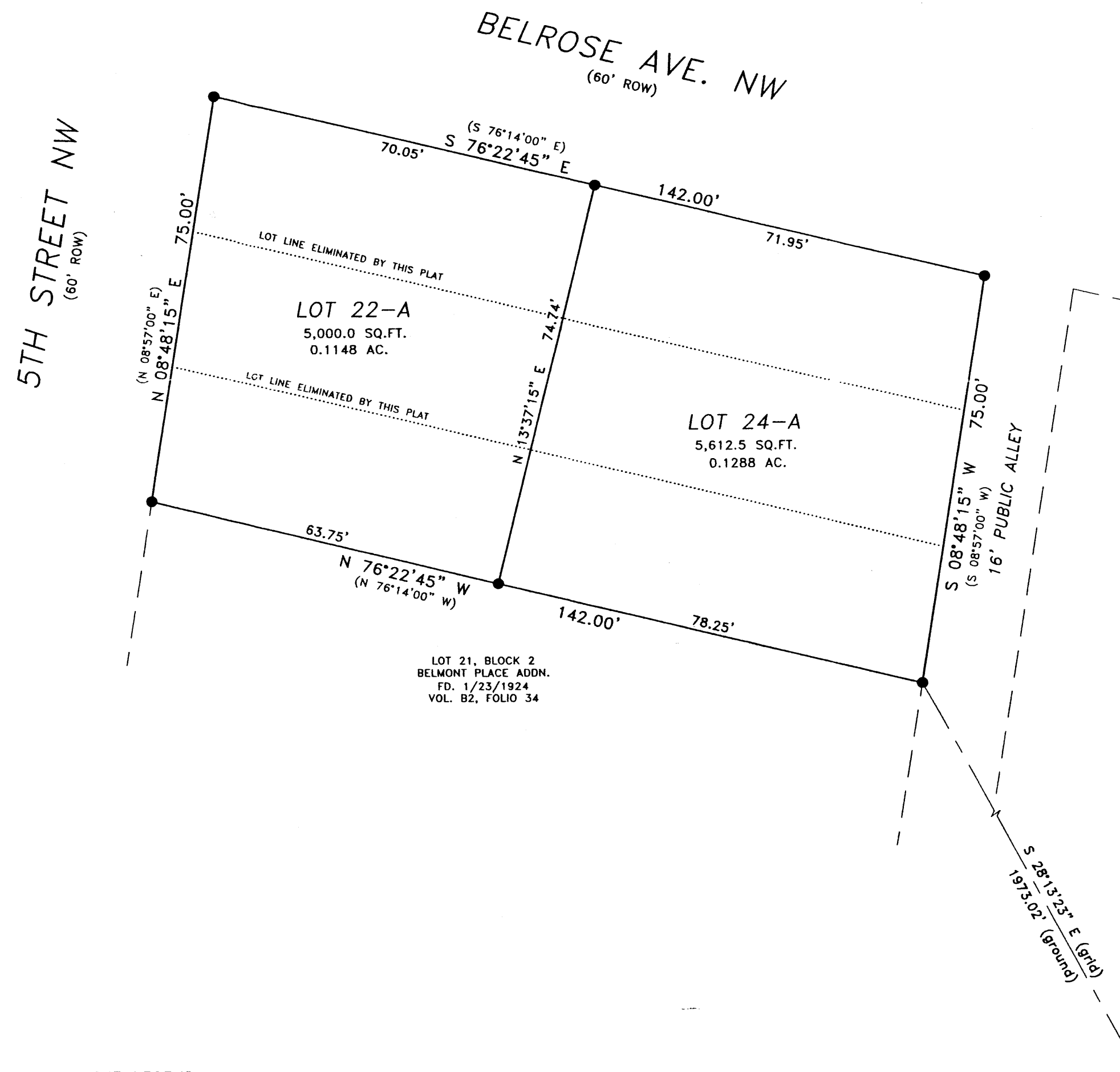


ALPHA PROFESSIONAL SURVEYING, INC.

151 DEBORAH ROAD SE #121, RIO RANCHO, NEW MEXICO 87124  
 (505) 892-1076 FAX (505) 891-0471  
 DRAWN BY: GEG FILE NO: 07-206P

**PLAT OF**  
**LOTS 22-A & 24-A, BLOCK 2**  
**BELMONT PLACE**  
 Projected Section 5, T10N, R3E, NMPM  
 within the Town of Albuquerque Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
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**NOTE: SOLAR RESTRICTIONS**  
 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. (Section 14-14-4-7).



NMSHC STATION "NM47-10"  
 STATE PLANE COORDINATES  
 X=383387.65, Y=1500747.69  
 CENTRAL ZONE (NAD 27)  
 G-G FACTOR: 0.99967781  
 DELTA ALPHA: -0°13'28"

**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

