

DOCH 2008040925
 04/10/2008 03:09 PM Page: 1 of 2
 PLAT R-512.00 B: 2008C P: 0056 H: Toulouse, Bernalillo County
 C-2

Plat of
 Lots 23-A and 24-A, Block 5
Belmont Place
 Albuquerque, Bernalillo County, New Mexico
 January 2008

Project No. 1006879
 Application No. 08DRB-70096

Utility Approvals

<i>Fernando Vigil</i> PNM (ELECTRIC)	<u>3-7-2008</u> DATE
<i>Fernando Vigil</i> PNM (GAS)	<u>3-7-2008</u> DATE
<i>Amel Sahil</i> QWEST TELECOMMUNICATIONS	<u>3/19/08</u> DATE
<i>Donna Barton</i> COMCAST	<u>3-10-08</u> DATE

City Approvals

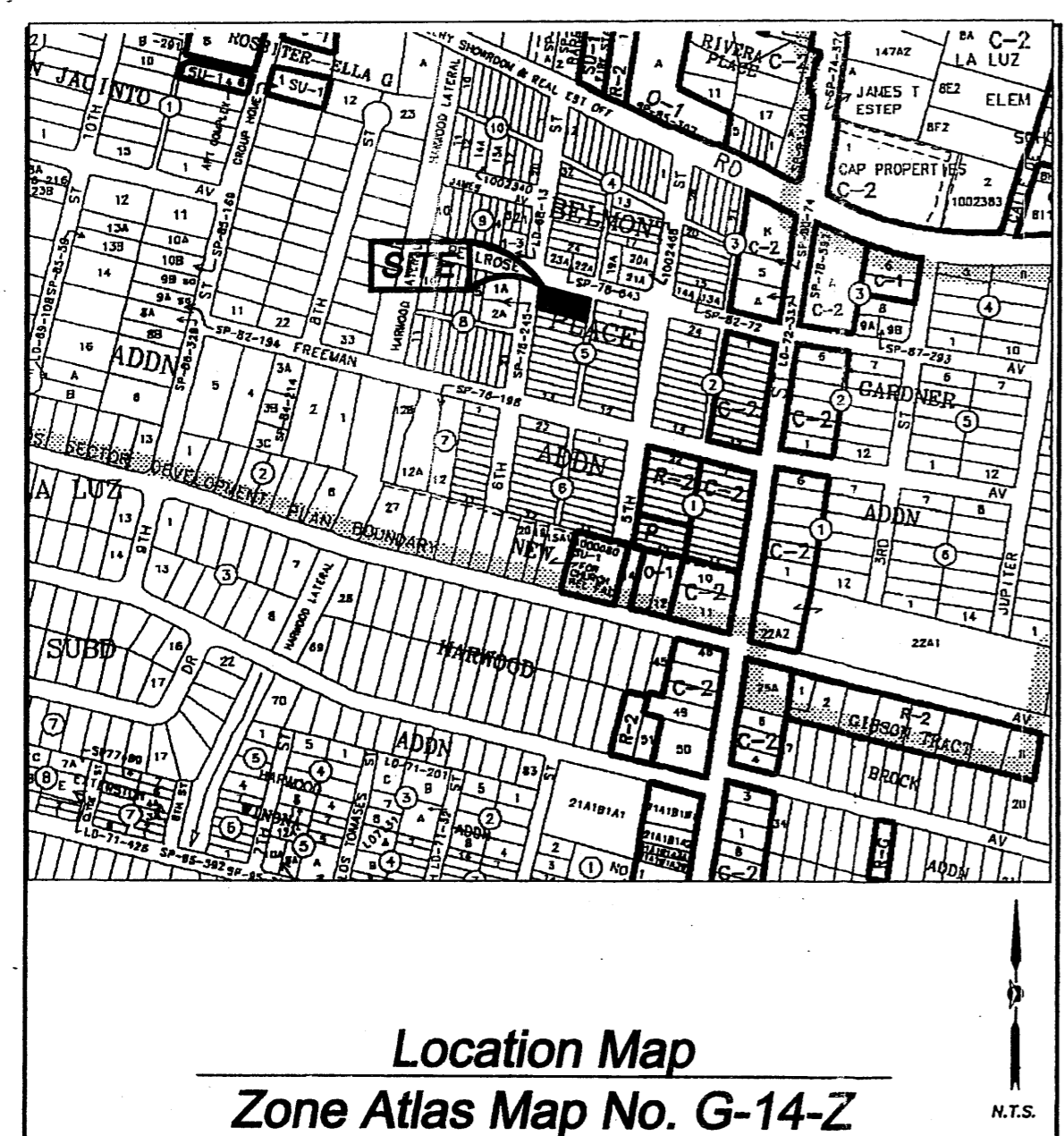
<i>[Signature]</i> CITY SURVEYOR	<u>2-22-08</u> DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	<u>3-19-08</u> DATE
<i>Roger A. Green</i> ABCWUA	<u>3-19-08</u> DATE
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	<u>3/19/08</u> DATE
<i>Bradley S. Bingham</i> AMAFCA	<u>3/19/08</u> DATE
<i>Bradley S. Bingham</i> CITY ENGINEER	<u>3/19/08</u> DATE
<i>Jack Cloud</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>4/09/08</u> DATE

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10401035947311908 PROPERTY OWNER OF RECORD: DE BACA ANSELMO C ETX BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4-10-08

Surveyor's Certificate
 I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 1/29/2008
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE

PRECISION SURVEYS, INC.
 8500-A Jefferson Street, NE
 Albuquerque, NM 87113
 866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX



Legal Description

LOTS NUMBERED TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK NUMBERED FIVE (5) OF THE BELMONT PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, JANUARY 23, 1924, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED LOT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF A PUBLIC ALLEY AND THE SOUTH RIGHT OF WAY LINE OF BELLROSE AVENUE, N.W. FROM WHENCE A TIE TO NEW MEXICO STATE HIGHWAY CONTROL MONUMENT "NM_47_10" BEARS S 33°47'59" E, A DISTANCE OF 2,284.96 FEET TO THE POINT OF BEGINNING;

THENCE FROM POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 09°08'29" W A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF DESCRIBED LOT MARKED BY A FOUND NO. 4 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 76°02'31" W, A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LOT LYING ON THE EAST RIGHT OF WAY LINE OF SIXTH STREET, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINES N 09°08'29" E, A DISTANCE OF 50.08 FEET TO THE NORTHWEST CORNER OF DESCRIBED LOT LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SIXTH STREET, N.W. AND SAID SOUTH LINE OF BELLROSE AVENUE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 76°02'31" E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.1627 ACRES (7,086 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 23-A AND 24-A, BLOCK 5, BELMONT PLACE.

Solar Note:

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 ERCTED ON THE LOTS OF PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

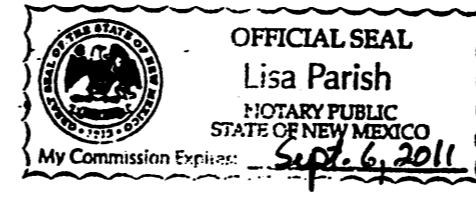
Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Anselmo C De Baca 2/18/08
 ANSELMO C DE BACA, TRUSTEE
 JOSE ANSELMO C DE BACA AND GABRIELA MANUELA C DE BACA
 REVOCABLE TRUST
 DATE

Acknowledgment

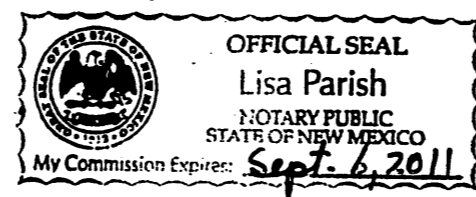
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 COUNTY OF BERNALILLO)
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 BY *Lisa Parish* MY COMMISSION EXPIRES: 9/6/2011
 NOTARY PUBLIC



Gabriela De La C De Baca 2/18/08
 GABRIELA C DE BACA, TRUSTEE
 JOSE ANSELMO C DE BACA AND GABRIELA MANUELA C DE BACA
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 NOTARY PUBLIC



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.1627 ACRES ±
 ZONE ATLAS INDEX NO. G-14-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: DECEMBER 2007

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS. VARIANCE TO MINIMUM LOT SIZE GRANTED BY SPECIAL EXCEPTION 07 ZHE-80123.

Notes:

- MISC. DATA: ZONING R-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2007511990.
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT / /2007.

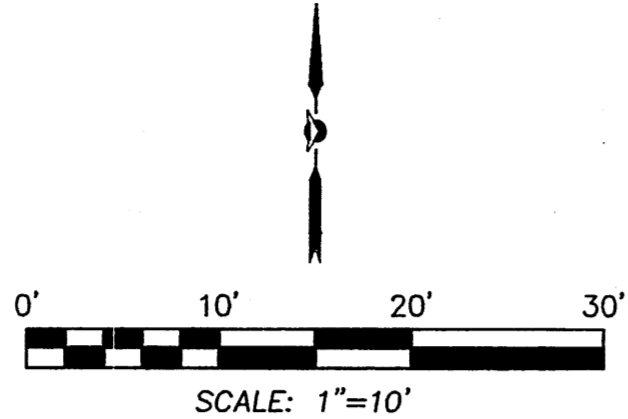
Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM (GAS) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ERCTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM (ELECTRIC) AND (GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
 N 90°00'00" E MEASURED BEARING AND DISTANCES
 ○ FOUND AND USED MONUMENT AS DESIGNATED
 ● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



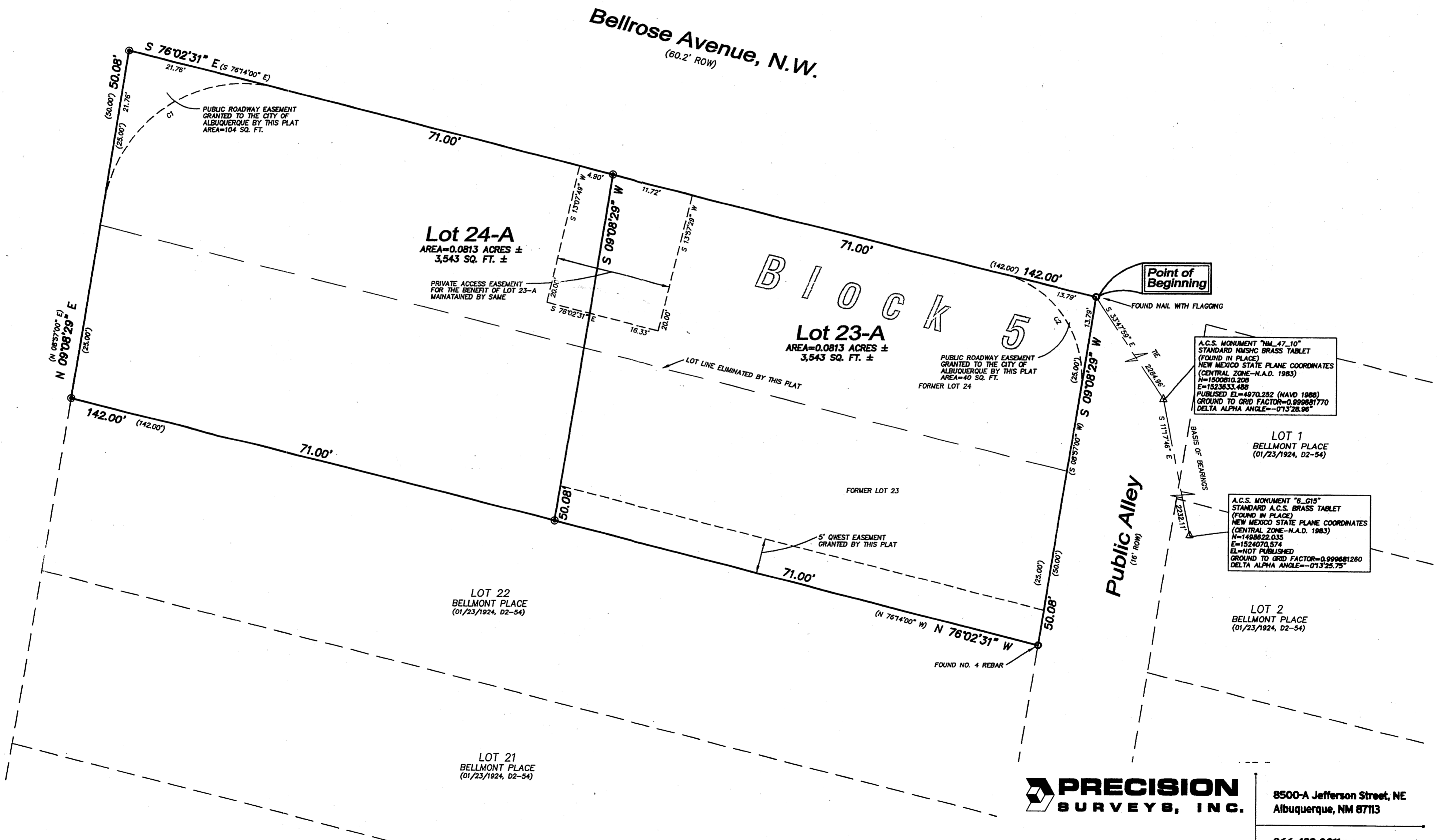
RECORDING STAMP
 DOCH 2008040925
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 Lots 23-A and 24-A, Block 5
Belmont Place
 Albuquerque, Bernalillo County, New Mexico
 January 2008

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	20.00'	33.10'	94°49'00"	21.76'	S 56°32'59" W	29.45'
C2	15.00'	22.30'	85°11'00"	13.79'	N 33°27'01" W	20.30'

Sixth Street, N.W.
 (80.2' ROW)



A.C.S. MONUMENT "M.L. 47.10"
 STANDARD NMSHC BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE—N.A.D. 1983)
 N=1500810.208
 E=1523633.488
 PUBLISHED EL=6970.252 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999881770
 DELTA ALPHA ANGLE=-07°3'28.96"

A.C.S. MONUMENT "6.015"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE—N.A.D. 1983)
 N=1498822.035
 E=1534070.574
 EL=NOT PUBLISHED
 GROUND TO GRID FACTOR=0.999881260
 DELTA ALPHA ANGLE=-07°3'25.75"

LOT 1
 BELLMONT PLACE
 (01/23/1924, D2-54)

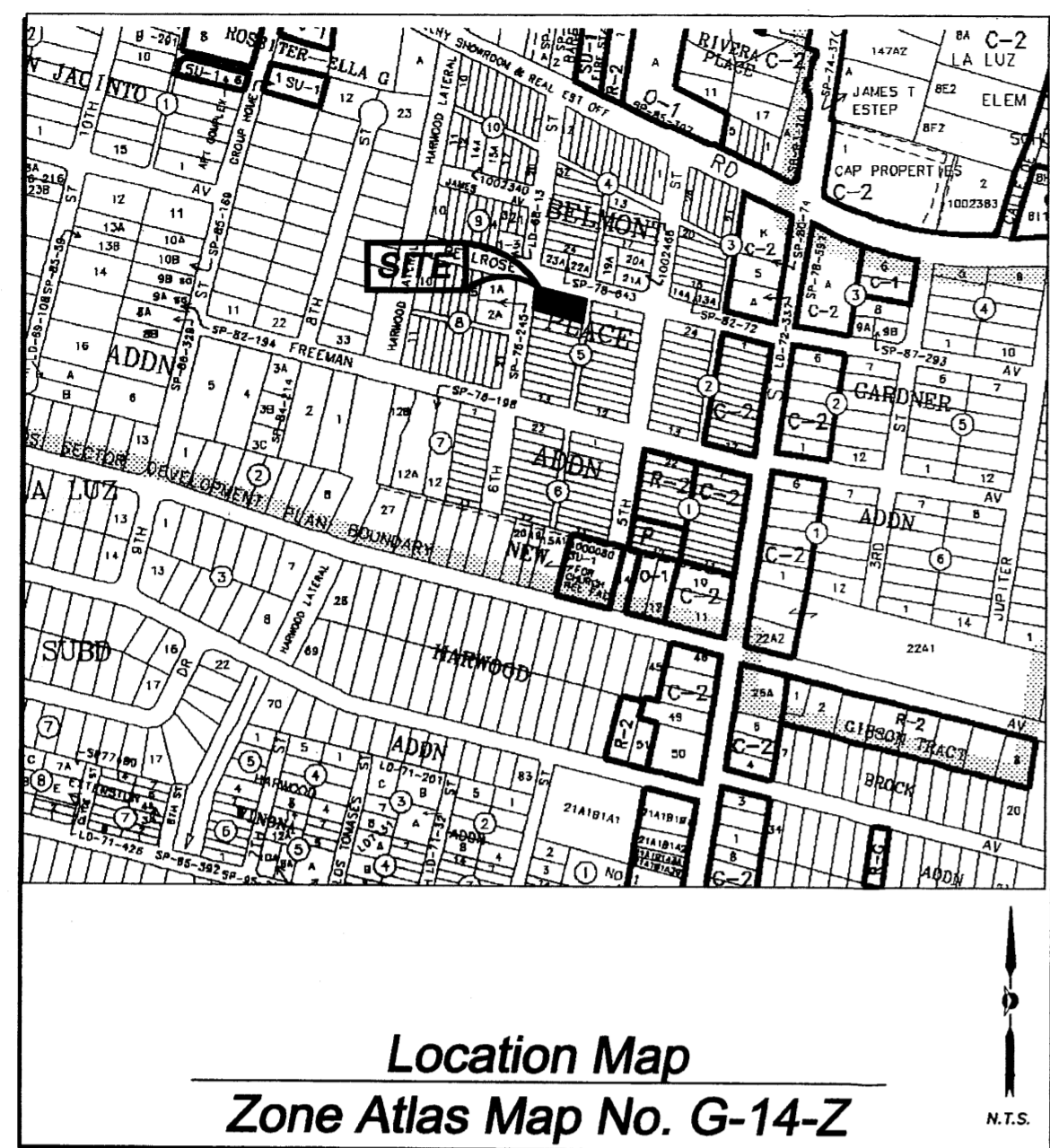
LOT 2
 BELLMONT PLACE
 (01/23/1924, D2-54)

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PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

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Location Map
Zone Atlas Map No. G-14-Z

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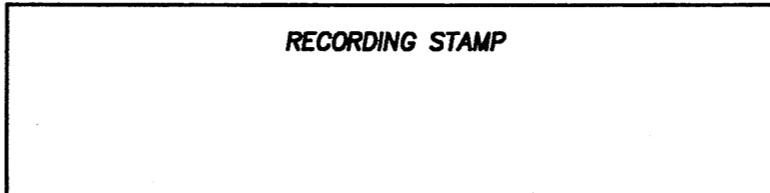
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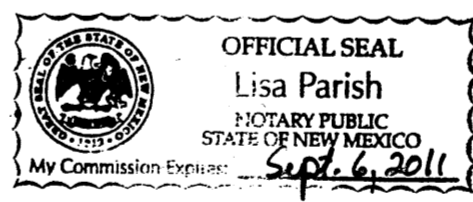
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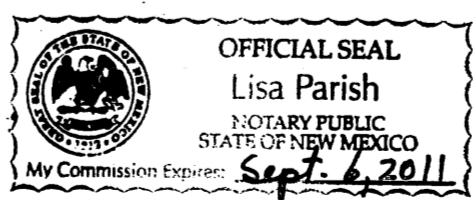
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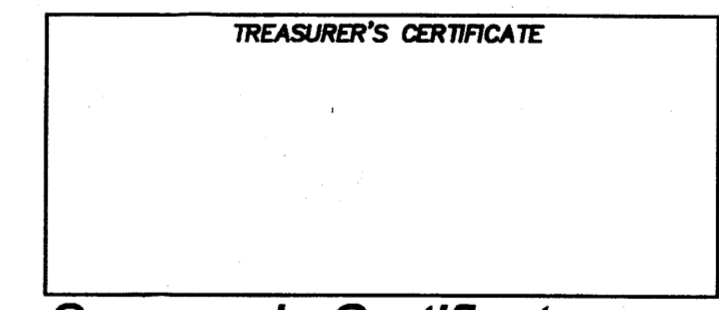
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DRB CHAIRPERSON, PLANNING DEPARTMENT	



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 N.M.P.S. No. 11993
 DATE

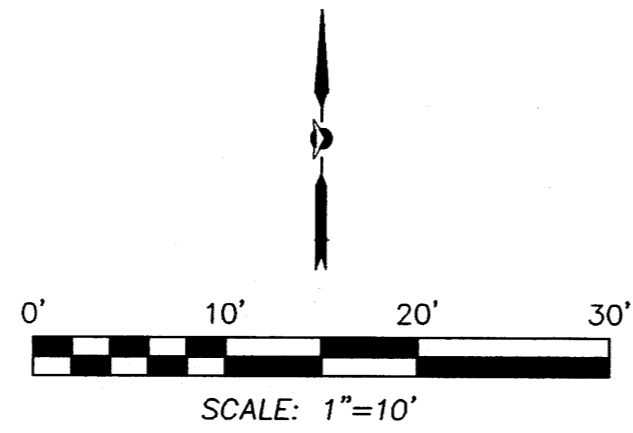


8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

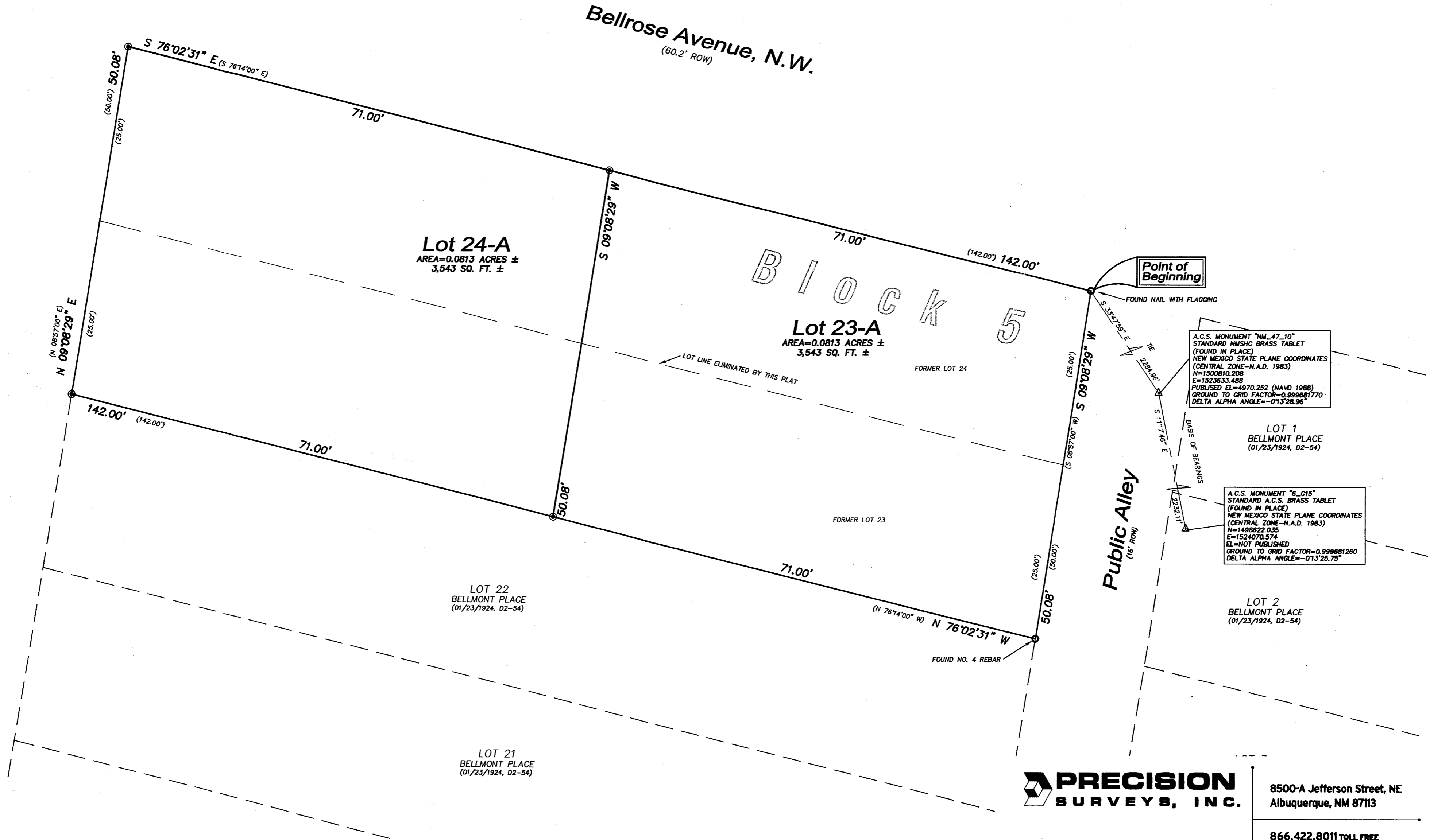


RECORDING STAMP

Plat of
 Lots 23-A and 24-A, Block 5
Belmont Place
 Albuquerque, Bernalillo County, New Mexico
 January 2008

Sixth Street, N.W.
 (60.2' ROW)

Bellrose Avenue, N.W.
 (60.2' ROW)



A.C.S. MONUMENT "M.L. 47-10"
 STANDARD INCH BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1500810.208
 E=1523633.488
 PUBLISHED EL=4970.252 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999681770
 DELTA ALPHA ANGLE=-01°32'28.96"

LOT 1
 BELLMONT PLACE
 (01/23/1924, D2-54)

A.C.S. MONUMENT "6-015"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1498622.035
 E=1524070.574
 EL=NOT PUBLISHED
 GROUND TO GRID FACTOR=0.999681260
 DELTA ALPHA ANGLE=-01°32'25.75"

LOT 2
 BELLMONT PLACE
 (01/23/1924, D2-54)

LOT 22
 BELLMONT PLACE
 (01/23/1924, D2-54)

LOT 21
 BELLMONT PLACE
 (01/23/1924, D2-54)

PRECISION SURVEYS, INC.

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 Albuquerque, NM 87113

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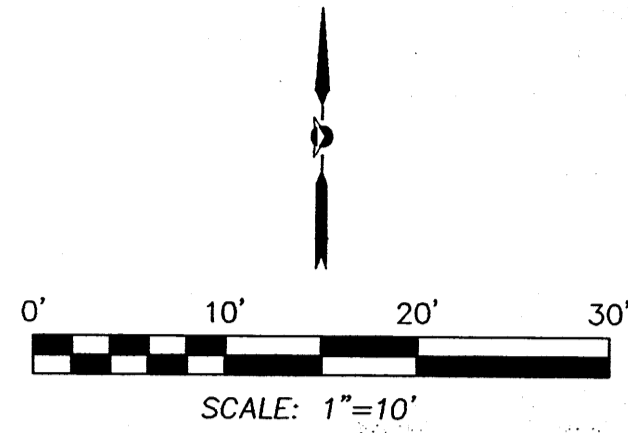
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Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
•	UTILITY POLE
—U—	OVERHEAD UTILITY LINES
====	CURB AND GUTTER

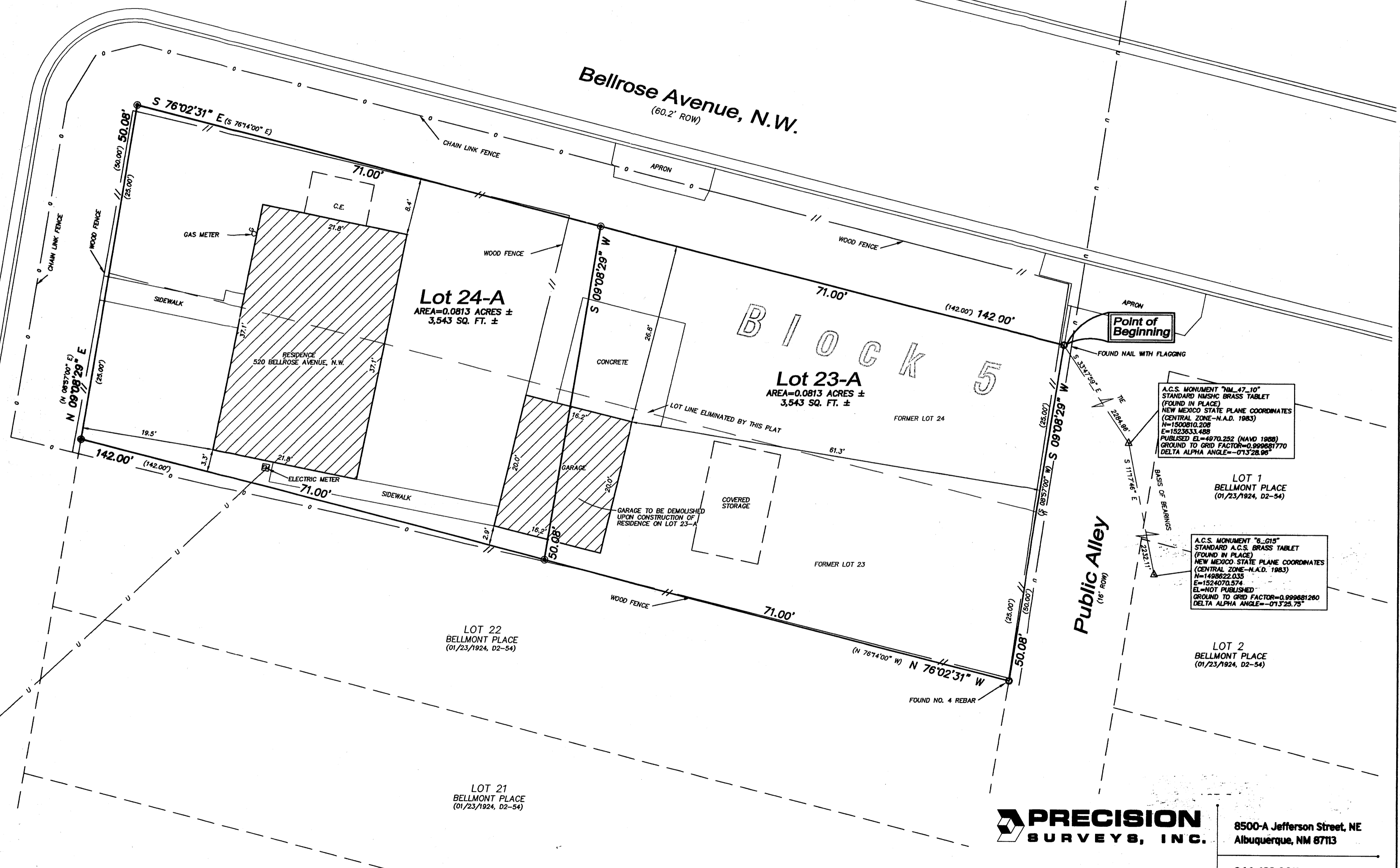
RECORDING STAMP

Plat of
Lot 25-A, Block 5
Belmont Place
 Albuquerque, Bernalillo County, New Mexico
 January 2008



Sixth Street, N.W.
 (60.2' ROW)

Bellrose Avenue, N.W.
 (60.2' ROW)



A.C.S. MONUMENT "M.L. 47-10" STANDARD INVAR BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1500810.208 E=1523633.488 PUBLISHED EL=4970.252 (NAVD 1988) GROUND TO GRID FACTOR=0.999881770 DELTA ALPHA ANGLE=-01°32'28.95"

LOT 1 BELLMONT PLACE (01/23/1924, D2-54)

A.C.S. MONUMENT "S.G.15" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1498222.035 E=1524070.574 EL=NOT PUBLISHED GROUND TO GRID FACTOR=0.999881260 DELTA ALPHA ANGLE=-01°32'25.75"

LOT 2 BELLMONT PLACE (01/23/1924, D2-54)

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