

Vicinity Map Zone Atlas J-23-Z

Purpose of Plat

1. CHANGE THE LOT LINE BETWEEN THE TWO TRACTS.
2. TO GRANT UTILITY EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 0.6070 ACRES
 ZONE ATLAS PAGE NO. J-23-Z
 NUMBER OF EXISTING LOTS 2 LOTS
 NUMBER OF LOTS CREATED 2 LOTS
 NUMBER OF TRACTS CREATED 0
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.00
 DATE OF SURVEY. SEPTEMBER 2007
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2007322175
 ZONING. R-1

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Curt Richter 10-4-07
 CURT RICHTER DATE

Sandra F. Richter 10-4-07
 SANDY RICHTER DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 4, 2007
 BY CURT AND SANDY RICHTER, HUSBAND AND WIFE.

Lina L. Cordova 10-21-2010
 NOTARY PUBLIC MY COMMISSION EXPIRES

DOCH 2007149484
 10/25/2007 03:16 PM Page 1 of 2
 PLAT R 512.00 B 2007C P. 0313 M. Toulouse, Bernalillo County

Plat of
 Lots 7-A and 8-A, Block 17
 Rebonito Subdivision

City of Albuquerque
 Bernalillo County, New Mexico
 September 2007

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1006898

Application Number 07DRB-70313

City approvals:

<i>[Signature]</i> City Surveyor	10-5-07 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	10-24-07 Date
<i>[Signature]</i> ABCWJA	10-24-07 Date
<i>Christina Sandoval</i> Parks and Recreation Department	10/24/07 Date
<i>Bradley L. Bingham</i> AMAFCA	10/24/07 Date
<i>Bradley L. Bingham</i> City Engineer	10/24/07 Date
<i>Andrew Garcia</i> DRB Chairperson, Planning Department	10/25/07 Date

Legal

LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED SEVENTEEN (17) OF REBONITO, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 24, 1954, IN MAP BOOK D1, FOLIO 123.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES-GRID (NAD 1927).
4. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM, ELENA GALLEGOS GRANT.
5. LOT LINES THAT ARE TO BE ELIMINATED ARE SHOWN AS THUS.
6. THE BENCHMARK REFERENCES-ACS MONUMENT "2-H23" HAVING AN ELEVATION OF 5851.218. (NAVD 1929).

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Surveyor's Certificate

"I, WILL PLOTNER JR., 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."

Will Plotner Jr. 9/26/07
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Plat of
Lots 7-A and 8-A, Block 17
Rebonito Subdivision

City of Albuquerque
Bernalillo County, New Mexico
September 2007

Easements

- Ⓐ 5' P.U.E. EXISTING (D1, PG. 123, 06/24/54)
- Ⓑ 10' EXISTING P.U.E. (06/01/2006, 2006C-170)
- Ⓒ 7' EXISTING UNDERGROUND PNM AND MST&T EASEMENT (BK. MISC. 262A, PG. 696, 08/21/85)
- Ⓓ 10' UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- Ⓔ 15' PRIVATE DRAINAGE EASEMENT BENEFITTING LOT 8-A & 7-A TO BE MAINTAINED BY THE OWNER OF LOT 7-A GRANTED WITH THE FILING OF THIS PLAT

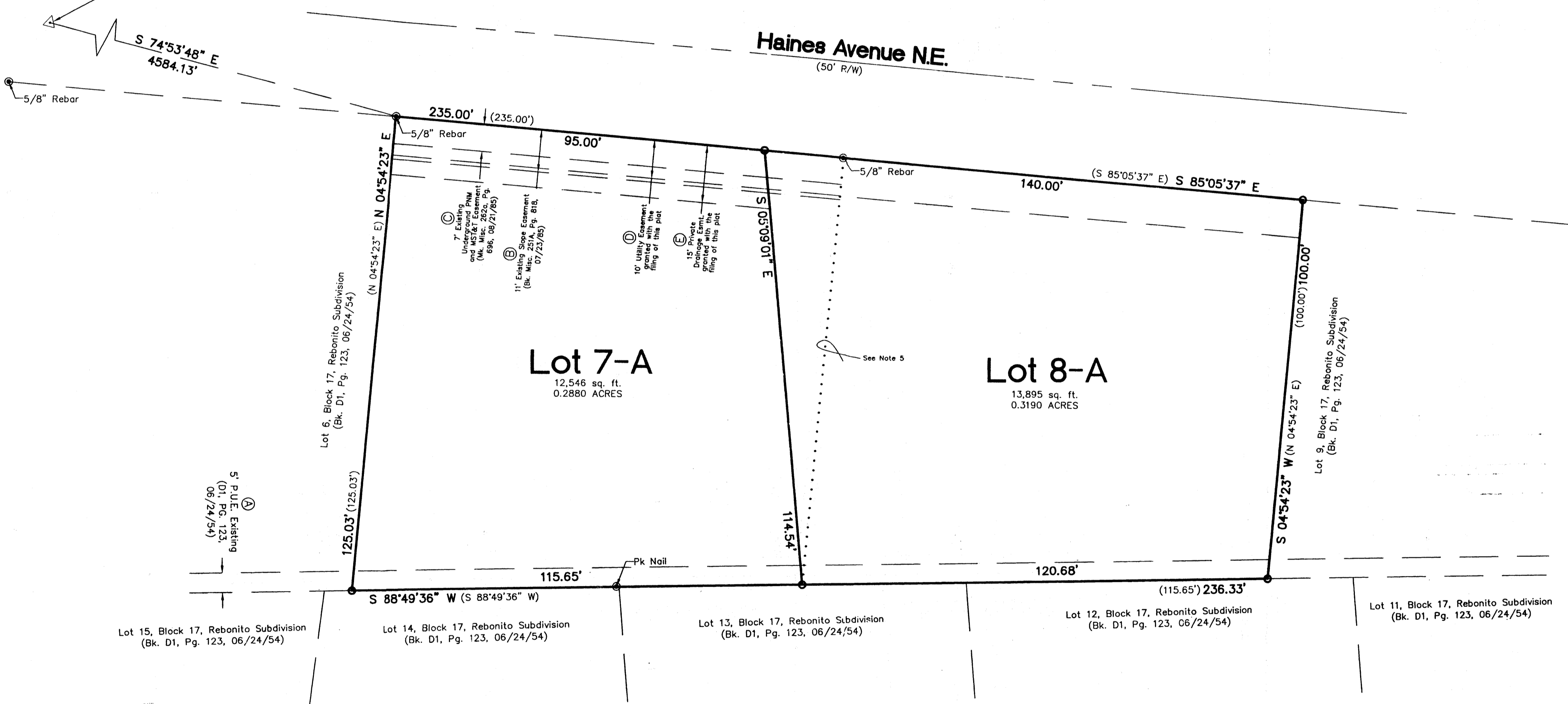
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"

DOC# 2007149484

10/25/2007 03:16 PM Page: 2 of 2
PLAT R: 12.00 B: 2007C P: 0313 M: Toulouse, Bernalillo County

ACS Monument "Z-H23
NAD 1927 CENTRAL ZONE
X=426,176.01
Y=1,492,736.68
Z=5851.218 (NAVD 1929)
G-C=0.99966715
Delta Alpha=-0°08'31"



Lot 15, Block 17, Rebonito Subdivision
(Bk. D1, Pg. 123, 06/24/54)

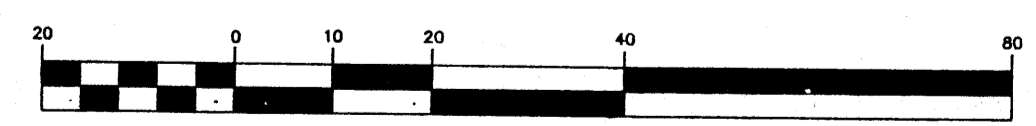
Lot 14, Block 17, Rebonito Subdivision
(Bk. D1, Pg. 123, 06/24/54)

Lot 13, Block 17, Rebonito Subdivision
(Bk. D1, Pg. 123, 06/24/54)

Lot 12, Block 17, Rebonito Subdivision
(Bk. D1, Pg. 123, 06/24/54)

Lot 11, Block 17, Rebonito Subdivision
(Bk. D1, Pg. 123, 06/24/54)

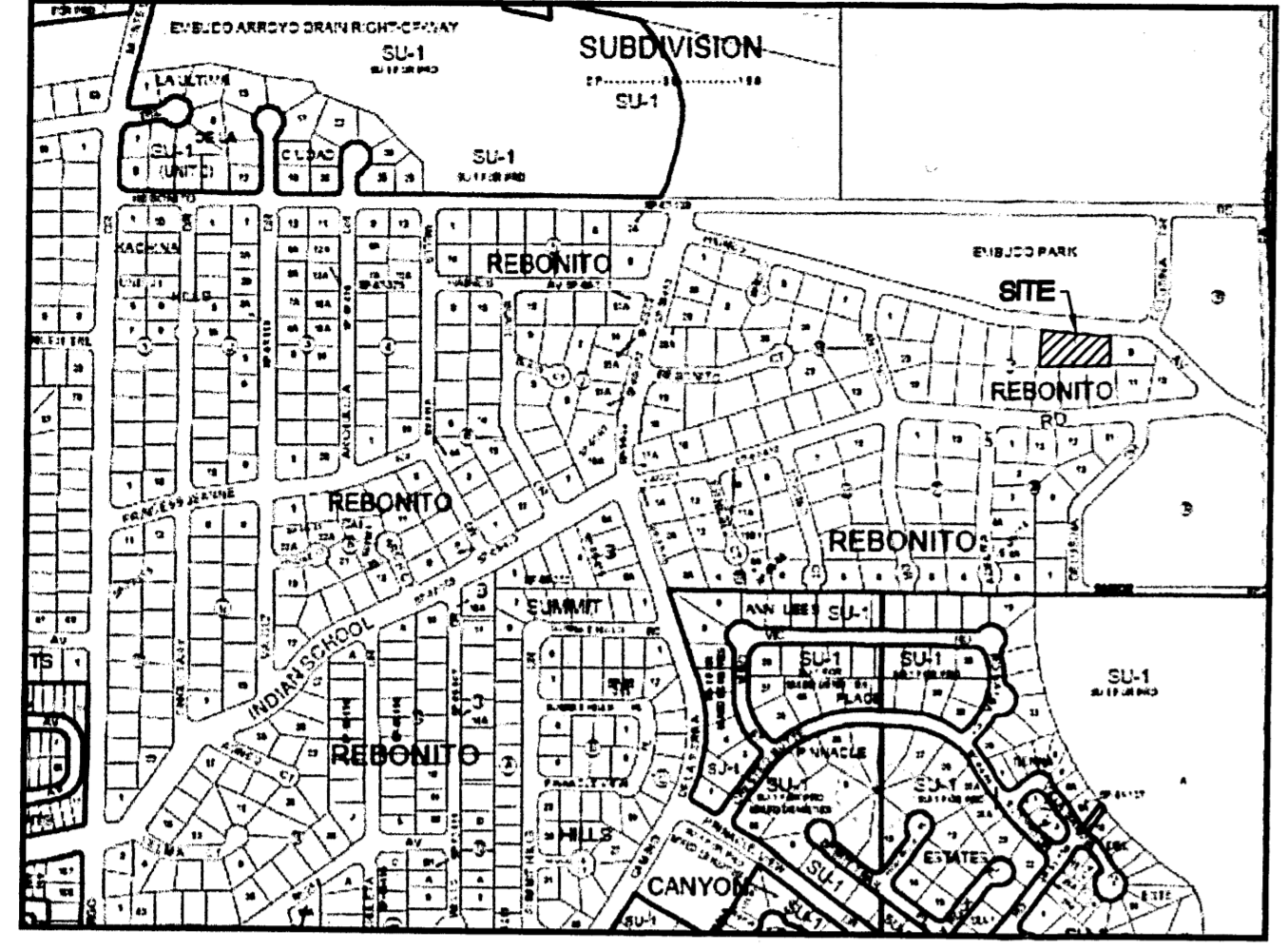
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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Project Number _____
 Application Number _____

Final
PRELIMINARY PLAT
APPROVED BY DRB
 ON 10/24/07

City approvals:
[Signature] 10-5-07
 City Surveyor Date
 _____ Date
 Traffic Engineer, Transportation Division
 _____ Date
 ABCWUA
 _____ Date
 Parks and Recreation Department
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 AMAFCA
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 City Engineer
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 DRB Chairperson, Planning Department
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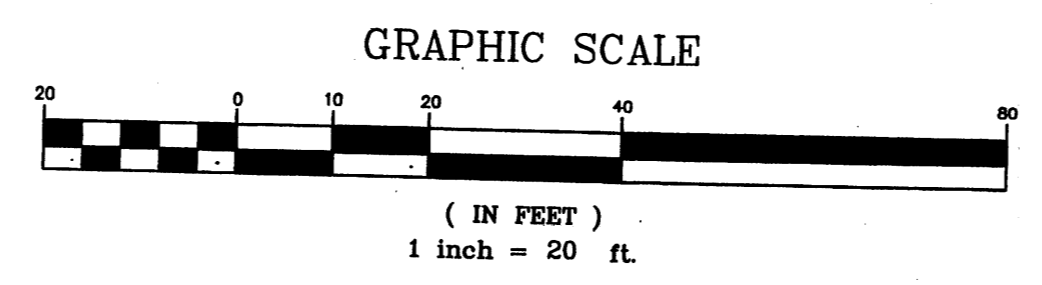
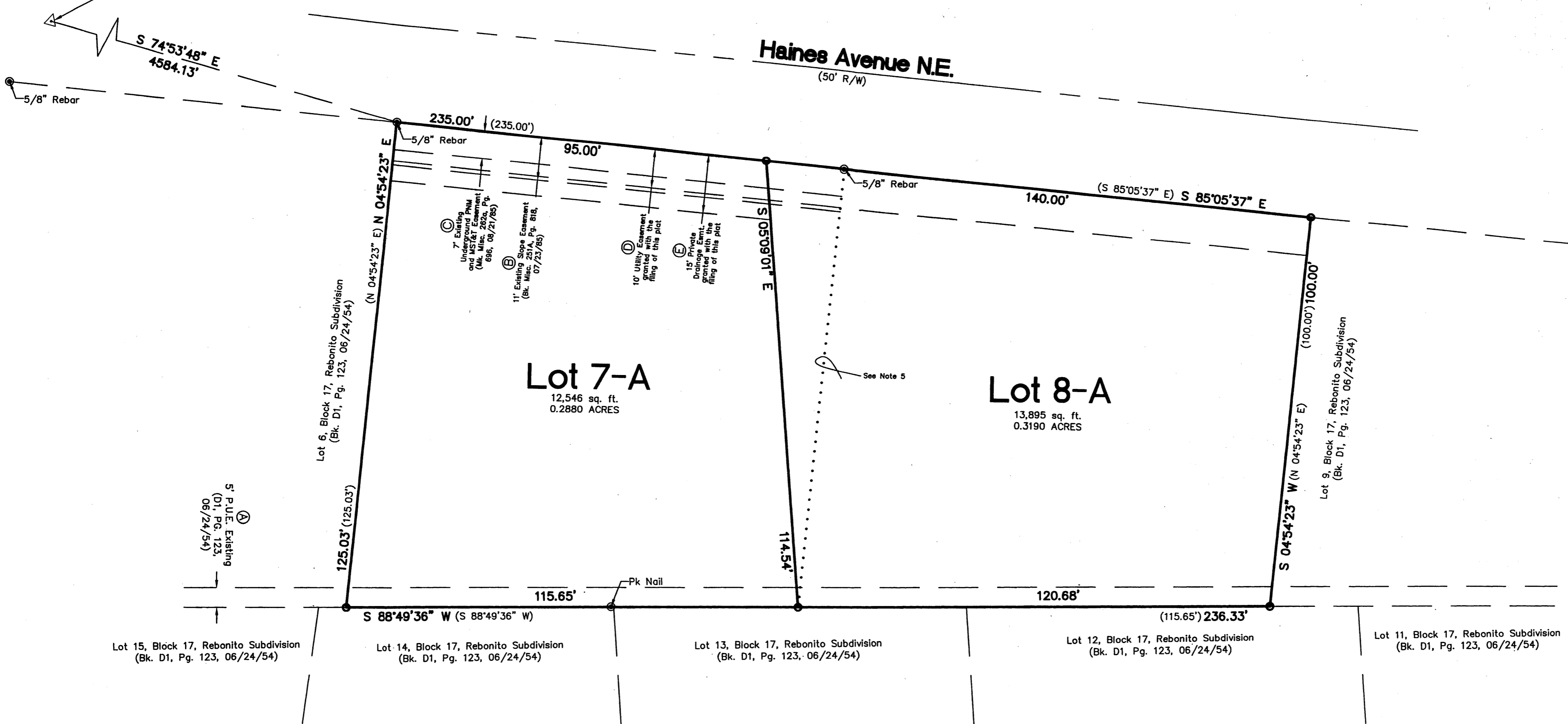
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