



VICINITY MAP (NOT TO SCALE) ZONE PAGE L-18-Z

PLAT OF

LOTS 24-A AND 24-B, BLOCK 4
ESPERANZA ADDITION

(BEING A REPLAT OF LOT 24, BLOCK 4,
ESPERANZA ADDITION)

SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SECTION 25, T. 10 N., R. 3 E., N.M.P.M.

NOVEMBER, 2007

PLAT DATA:

Number of Existing Lots: 1 (One)
 Number of Lots Created: 2 (Two)
 Gross Acreage: 0.1552 Ac. ± (6,758.4 Sq. Ft.±)
 Miles of full width streets created: 0
 Zone Atlas No.: L-18-Z
 Existing Zoning: C-1
 Date of Survey: September 2007

LEGAL DESCRIPTION

Lots One (1) and Two (2), Block Four (4), Volcano Cliffs Subdivision, Unit 2, Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on February 15, 1966 in Volume C6, Folio 106.

PURPOSE OF PLAT

The purpose of this plat is to create 2 (Two) new lots from One (1) existing lot.

FREE CONSENT AND DEDICATION

The plat of the land shown hereon is made with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, said owners and proprietors do hereby consent to replatting Lot 24, Block 4, Esperanza Addition and warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Owner of Lot 24, Block 4, Esperanza Addition

Christina Alveraz

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

On this day of _____, 20____, before me a notary public in and for said county and state personally appeared Christina Alveraz, to me known to be the person described and executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Notary Public

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Lenore Armijo, New Mexico Professional Surveyor Number 15511, do hereby certify that this survey plat was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Minimum Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Lenore Armijo, N.M.L.S., No. 15511

Date

CITY APPROVALS

PROJECT # _____ APPL. # _____

City of Albuquerque Planning, DRB Chairperson _____ Date _____

City of Albuquerque Traffic Engineering, Transportation Division _____ Date _____

City of Albuquerque Surveyor _____ Date _____

ABC WUA _____ Date _____

Parks and Recreation Department _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) _____ Date _____

UTILITY APPROVALS

PNM Electric Services Division _____ Date _____

PNM Gas Services Division _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

GENERAL NOTES

- 1) Uniform Property Code No. (U.P.C.): 101805602327320102
- 2) Utility Council Location System (U.C.L.C.) Log No: _____
- 3) Bearings as shown hereon are grid bearings based upon the New Mexico State Plane Coordinate System (NAD 1927),
- 4) Distances are ground.
- 5) Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parenthesis. Field measurements are shown in bold print.
- 6) Unless otherwise indicated all property corners were set with a No. 4 rebar, 18" in length, with a red cap stamped L.S. No. 15511.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted to the common an joint use of:

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, Valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast for the installation, maintenance, and service of such line, 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 easement, 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 erected on constructed on said easement, no shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easement shown on this plat.

PNM DISCLOSURE STATEMENT

In approving this plat, PNM Electrical Services and PNM Gas Services, did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement(s) or easement right to which it may be entitled.

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