

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 17-J12 AND 20-J11, 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 REGINA ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 30, 1945 IN VOLUME D, FOLIO 76C.
6. GROSS AREA: 0.7052 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. PROPERTY IS ZONED R-1
10. 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**LEGAL DESCRIPTION**

A certain tract of land being and comprised of Lots numbered Forty-two (42) and Forty-three (43) of REGINA ADDITION, 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 January 30, 1945 in Map Book D, Folio 76.

EXCEPTING from said Lot numbered Forty-three (43) the Easterly thirty feet (Ely 30') thereof, by Warranty Deed filed on December 27, 1950 in Book D-163, page 621 to Bernalillo County for road purposes and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 42, Regina Addition, being a point on the South right-of-way of Bluewater Road NW, whence City of Albuquerque ACS monument 17-J12 with coordinates of X=367,999.51 and Y=1,489,049.30, ground to grid = 0.99968300, delta alpha = -00° 15' 13" bears N 35° 00' 50" E, 809.30, feet distant; thence from said POINT OF BEGINNING S 89° 33' 24" E, 179.95 feet along said right-of-way of Bluewater Road NW, to the Northwest corner of said tract being an intersection with the West right-of-way of 49th Street NW; thence S 09° 47' 53" W, 46.57 feet along said right-of-way to a point; thence continuing along said right-of-way S 11° 44' 55" W, 117.32 feet to the Southeast corner of said tract; thence leaving said right-of-way N 85° 17' 30" W, 149.80 feet to the Southwest corner of said tract; thence N 00° 26' 36" E, 149.85 feet to the POINT OF BEGINNING and containing 0.7052 acres more or less.

**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.

OWNER(S) SIGNATURE: Joseph Lovato DATE: 10/26/07  
 OWNER(S) PRINT NAME: JOSEPH LOVATO TRACT: \_\_\_\_\_  
 ADDRESS: 5013 LABAJADA RD NW  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS:  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF OCTOBER, 2007.  
 BY: JOSEPH LOVATO  
 MY COMMISSION EXPIRES: 10/10/09  
 \_\_\_\_\_  
 NOTARY PUBLIC

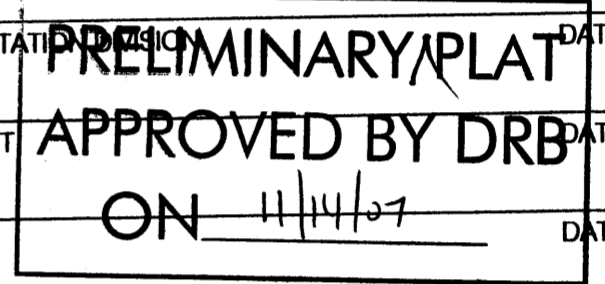


**PLAT OF  
 LOTS 42-A & 43-A  
 REGINA ADDITION  
 PROJECTED SECTION 14, T. 10 N., R. 2 E., N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2007  
 SHEET 1 OF 2**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		
CITY SURVEYOR		DATE: <u>10-30-07</u>
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.

Mitchell W. Reynolds 10-26-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



**SURVEYS SOUTHWEST LTD.**

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

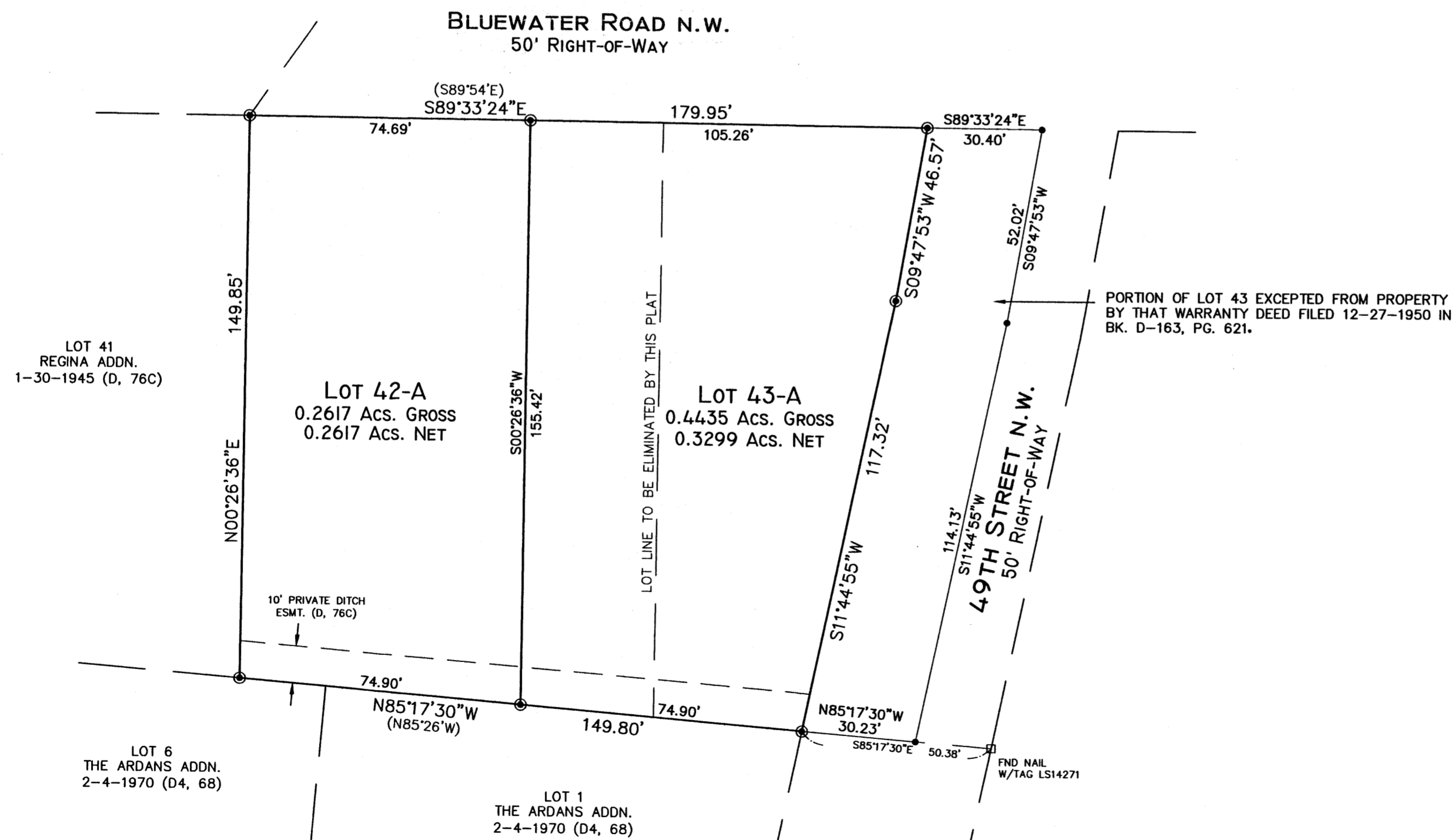
PROJECT NO. 0710PB08

**T10N R2E SEC. 14**

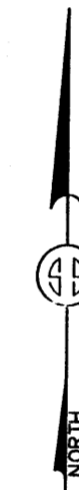
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2007  
 SHEET 2 OF 2**

STATION 20-J11  
 X = 366,191.55  
 Y = 1,491,708.28  
 GROUND TO GRID = 0.99967708  
 DELTA ALPHA = -00°15'26"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION 17-J12  
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 Y = 1,489,049.30  
 GROUND TO GRID = 0.99968300  
 DELTA ALPHA = -00°15'13"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927



15 10 5 0 10 20 30



SCALE: 1" = 30'  
 PROJECT NO. 0710PB08  
 DRAWN BY PGB  
 ZONE ATLAS: J-11-Z  
 42REGINA.CR5

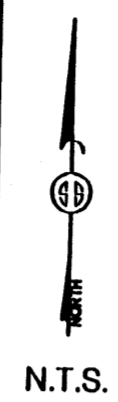
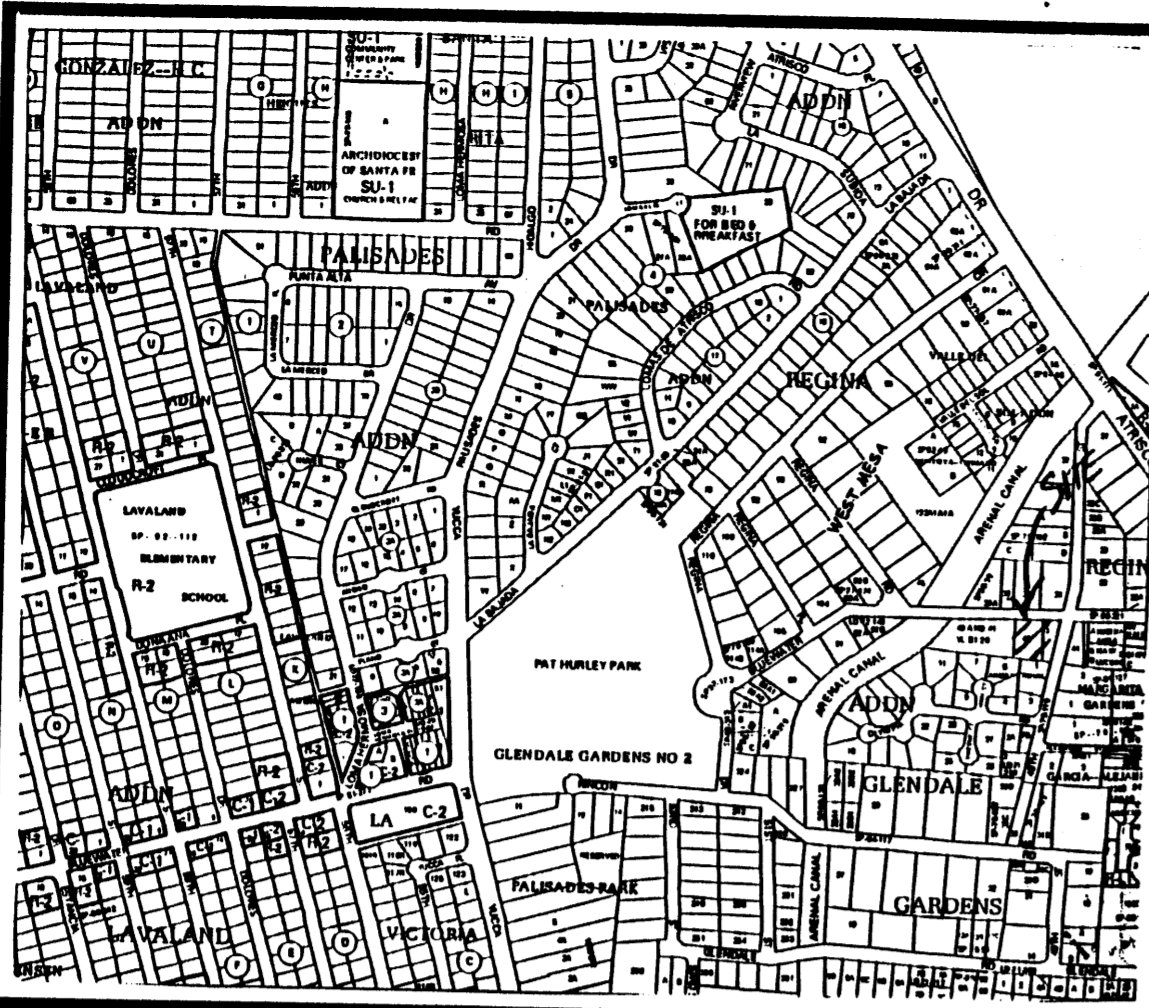
**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (UNABLE TO SET)
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

**SURVEYS SOUTHWEST LTD.**

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

**T10N R2E SEC. 14**



N.T.S.

ZONE ATLAS: J-11-Z

Vicinity Map

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TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2007  
SHEET 1 OF 2**

DOCH 2007169357  
12/18/2007 10:03 AM Page: 1 of 2  
PLAT R:\$12.00 B: 2007C P: 0346 M: Toulouse, Bernalillo County

**LEGAL DESCRIPTION**

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OWNER(S) SIGNATURE: Joseph Lovato Margie Lovato DATE: 10/26/07  
OWNER(S) PRINT NAME: JOSEPH LOVATO Margie Lovato legal name - Margaret  
ADDRESS: 5013 LABAJADA RD NW TRACT:

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
) SS:  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF OCTOBER, 2007.  
BY: JOSEPH LOVATO

MY COMMISSION EXPIRES: 10/10/09

Sarah Amato  
NOTARY PUBLIC

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS, AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1006931 APPLICATION NO. 07 DAB-70368

<u>[Signature]</u>	<u>10-30-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>12/06/07</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Christina Sandoval</u>	<u>11/14/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>11-14-07</u>
A.B.C.W.U.A.	DATE
<u>Bradley L. Bingham</u>	<u>11/14/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>11/14/07</u>
CITY ENGINEER	DATE
<u>Andrew Garcia</u>	<u>12/6/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Mitchell W. Reynolds 10-26-07  
Mitchell W. Reynolds  
New Mexico Professional Surveyor, 11224  
Date



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ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
87102

PROJECT NO. 0710PB08

**T10N R2E SEC. 14**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 10102641309840521  
PROPERTY OWNER OF RECORD:  
LOVATO JOSEPH MARGIE  
BERNALILLO COUNTY TREASURERS OFFICE: 12-18-07

**PLAT OF  
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SHEET 2 OF 2**

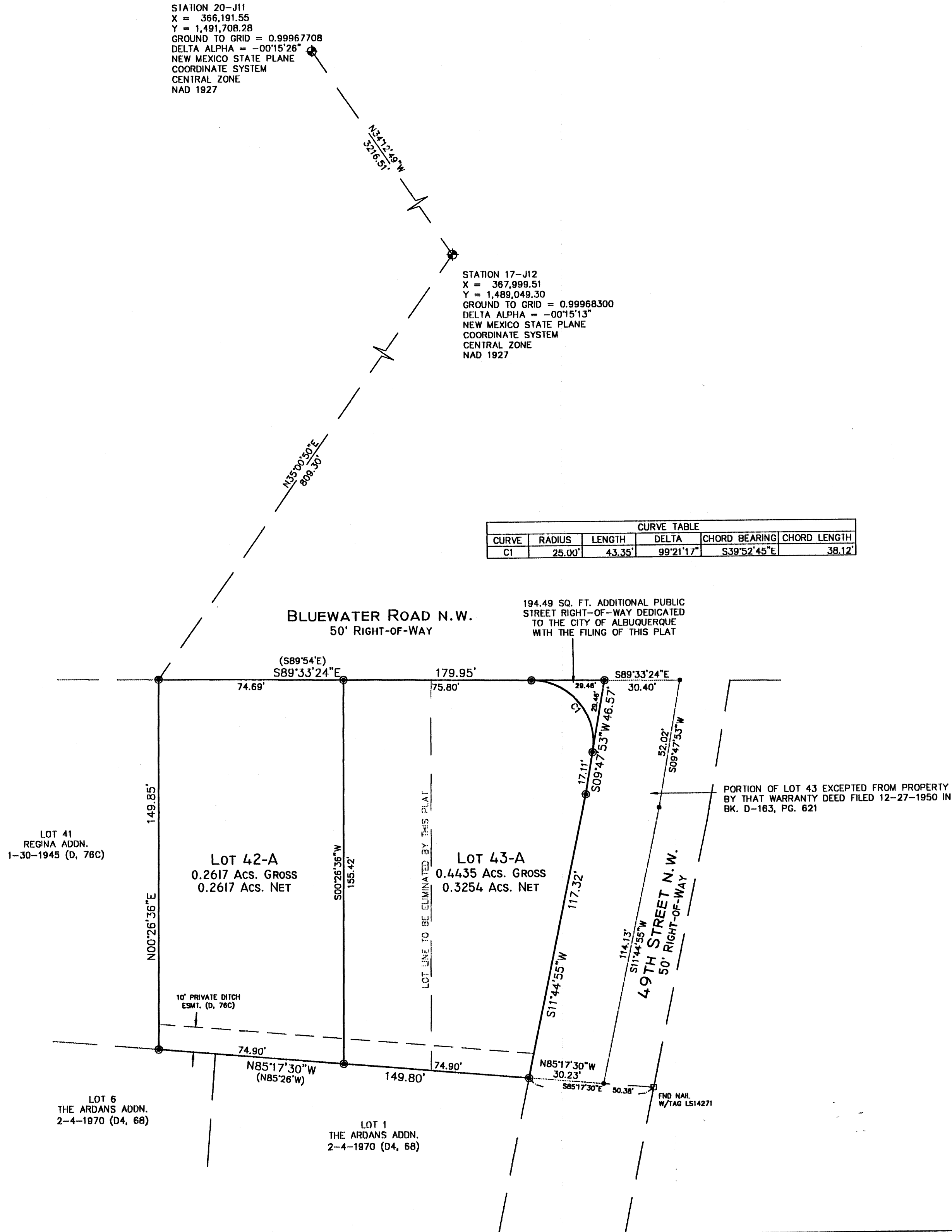
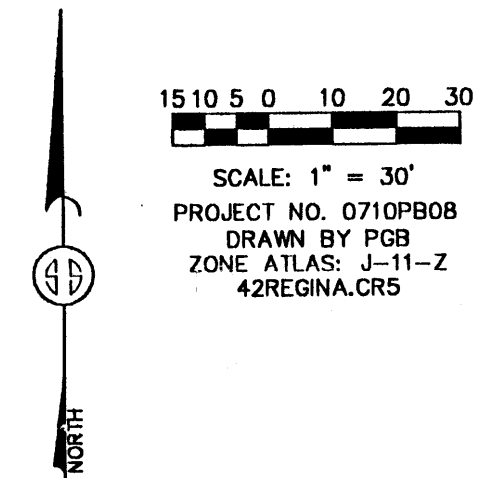
DOC# 2007169357

12/18/2007 10:03 AM Page: 2 of 2  
PLAT R: \$12.00 B: 2007C P: 0346 M. Toulouse, Bernalillo County

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COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	4.335'	99°21'17"	S39°52'45"E	38.12'



**MONUMENT LEGEND**

- ◆ - FOUND CONTROL STATION AS NOTED
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FAX: (505) 998-0306  
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