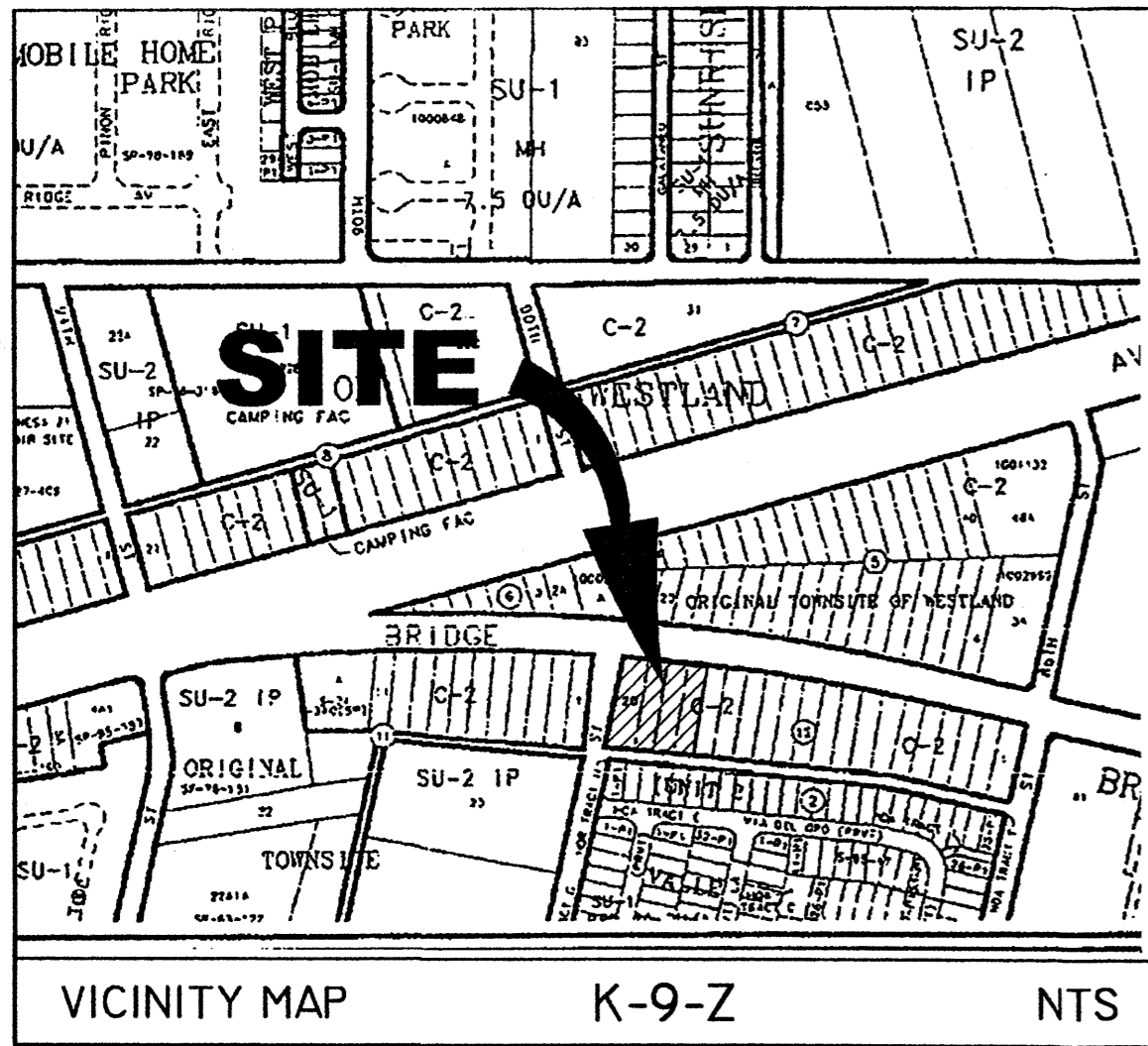


SKETCH REVIEW

**LOT 17A, BLOCK 12  
ORIGINAL TOWNSITE OF WESTLAND**

BEING A REPLAT OF LOTS 17-20, BLOCK 12 ORIGINAL TOWNSITE OF WESTLAND, SITUATED WITHIN SECTION 21, T10N R2E, N.M.P.M. CITY OF ALBUQUERQUE NEW MEXICO NOVEMBER, 2007



VICINITY MAP K-9-Z NTS

**LEGAL DESCRIPTION**

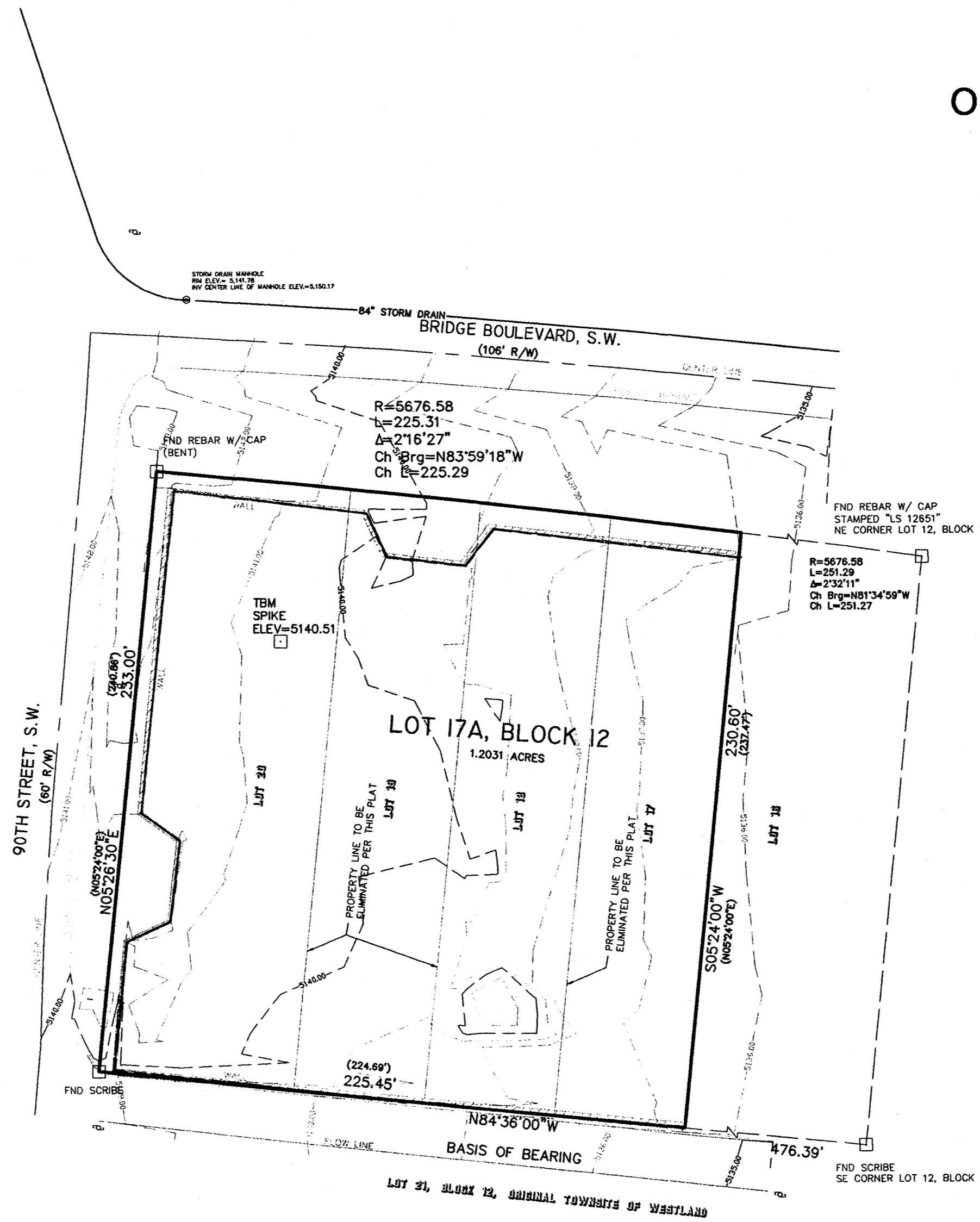
LOTS NUMBERED SEVENTEEN (17) THROUGH TWENTY (20), IN BLOCK NUMBERED TWELVE (12), OF ORIGINAL TOWNSITE OF WESTLAND, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO 28, BERNALILLO COUNTY, NEW MEXICO, WITHIN TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935 IN PLAT BOOK D, FOLIO 53.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO COMBINED EXISTING LOTS 17 THROUGH 20, BLOCK 12 INTO ONE NEW LOT.

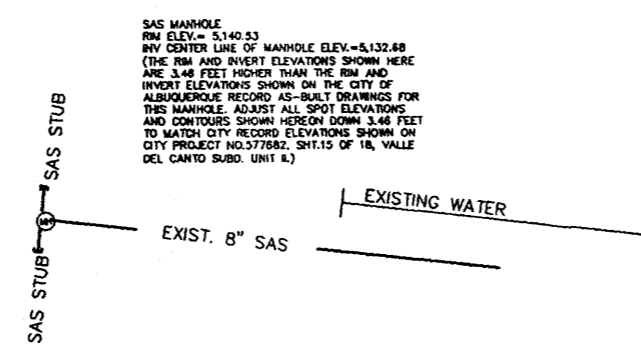
**SURVEY NOTES:**

1. BASIS OF BEARING IS THE PLAT OF ORIGINAL TOWNSITE OF WESTLAND, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO 28, BERNALILLO COUNTY, NEW MEXICO, WITHIN TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935 IN PLAT BOOK D, FOLIO 53.
2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER PLAT OF ORIGINAL TOWNSITE OF WESTLAND, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO 28, BERNALILLO COUNTY, NEW MEXICO, WITHIN TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935 IN PLAT BOOK D, FOLIO 53.
3. OTHER DOCUMENTS USED:  
A) A.L.T.A.-A.C.S.M. LAND TITLE SURVEY OF LOTS 12-20, BLOCK 12, ORIGINAL TOWNSITE OF WESTLAND, PREPARED BY THOMAS W. PATRICK ON MAY 5, 2000.



**SITE DATA**

FEMA MAP NO.	35001C0328E
ZONING	C2
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING TRACTS	4
NO. OF LOTS CREATED	1
TOTAL AREA	1.2031 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES



**LEGEND**

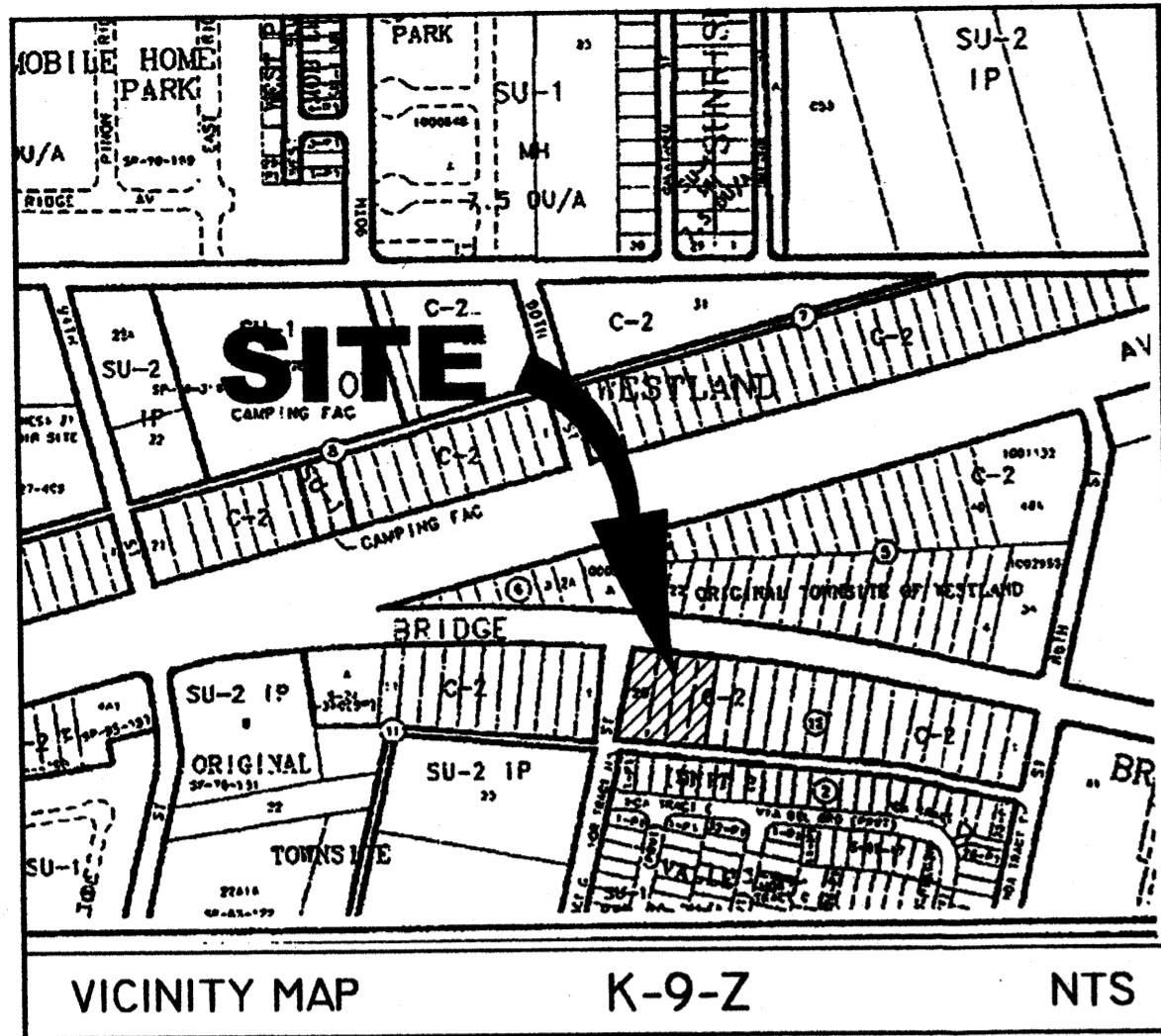
- MANHOLE
- UTILITY POLE

DWG PATH: F:\N9889\FABIAN (VARRA)\01(LOTS17-20)\SURVEY\20 PLATS\PRELIM\LOTS17-20 SUM PLAT.DWG	
CRS: (N9889-01-00)DATABASE	
DATE: 11/08/07	
SCALE: 1" = 40'	
CREW: X	
DRAWN: SLN	
JOB NO.: N9889-01	

**community sciences corporation**

LAND PLANNING ENGINEERING SURVEYING  
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



# FINAL PLAT LOT 17-A, BLOCK 12 ORIGINAL TOWNSITE OF WESTLAND

BEING A REPLAT OF LOTS 17-20, BLOCK 12  
ORIGINAL TOWNSITE OF WESTLAND,  
SITUATED WITHIN PROJECTED SECTION 21, T10N R2E, N.M.P.M.  
IN THE TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2008

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING LOTS 17 THROUGH 20, BLOCK 12 INTO ONE NEW LOT 17-A AND TO DEDICATE PUBLIC RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF BRIDGE BLVD. AND 90TH STREET.

### FREE CONSENT AND DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES; SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DO ALSO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON.

BY: FABIAN IBARRA Fabian Ibarra 3/12/08  
OWNER DATE  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF March, 2008  
BY: FABIAN IBARRA

Geneva Esquibel NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/23/2010

BY: LOUELLA IBARRA Louella Ibarra 3/12/08  
OWNER DATE  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF March, 2008  
BY: LOUELLA IBARRA

Geneva Esquibel NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/23/2010

BY: ROBERTO BRITO Roberto Brito 3-12-08  
OWNER DATE  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

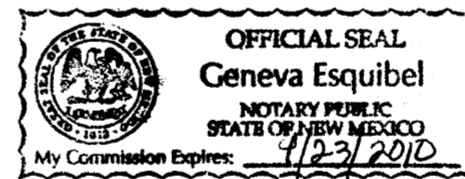
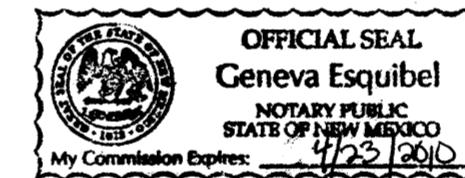
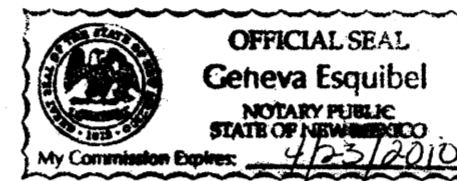
ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF March, 2008  
BY: ROBERTO BRITO

Geneva Esquibel NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/23/2010

BY: RAUL BRITO Raul Brito 3/12/08  
OWNER DATE  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF March, 2008  
BY: RAUL BRITO

Geneva Esquibel NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/23/2010



### SITE DATA

FEMA MAP NO. 35001C0328E  
ZONING C2  
MILES OF FULL WIDTH STREETS CREATED 0 MILES  
NO. OF EXISTING TRACTS 4  
NO. OF LOTS CREATED 1  
TOTAL AREA 1.1941 ACRES  
ACREAGE OF DEDICATED RIGHT-OF-WAY 0.0030 ACRES  
TALOS LOG NUMBER 2008111349

PROJECT NUMBER: \_\_\_\_\_

PLAT APPLICATION NUMBER: \_\_\_\_\_

### PLAT APPROVALS:

#### UTILITY APPROVALS:

PNM GAS AND ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS, INC. \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS: [Signature] 3-17-08  
CITY SURVEYOR DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Thomas W. Patrick  
THOMAS W. PATRICK,  
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

3-12-2008  
DATE

### TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LOTS 17-20, BLOCK 12, TOWNSITE OF WESTLAND  
UPC# 100905735801540115

PROPERTY OWNERS OF RECORD: FABIAN AND LOUELLA IBARRA,  
ROBERT BRITO, RAUL BRITO

BERNALILLO COUNTY TREASURER'S OFFICE:

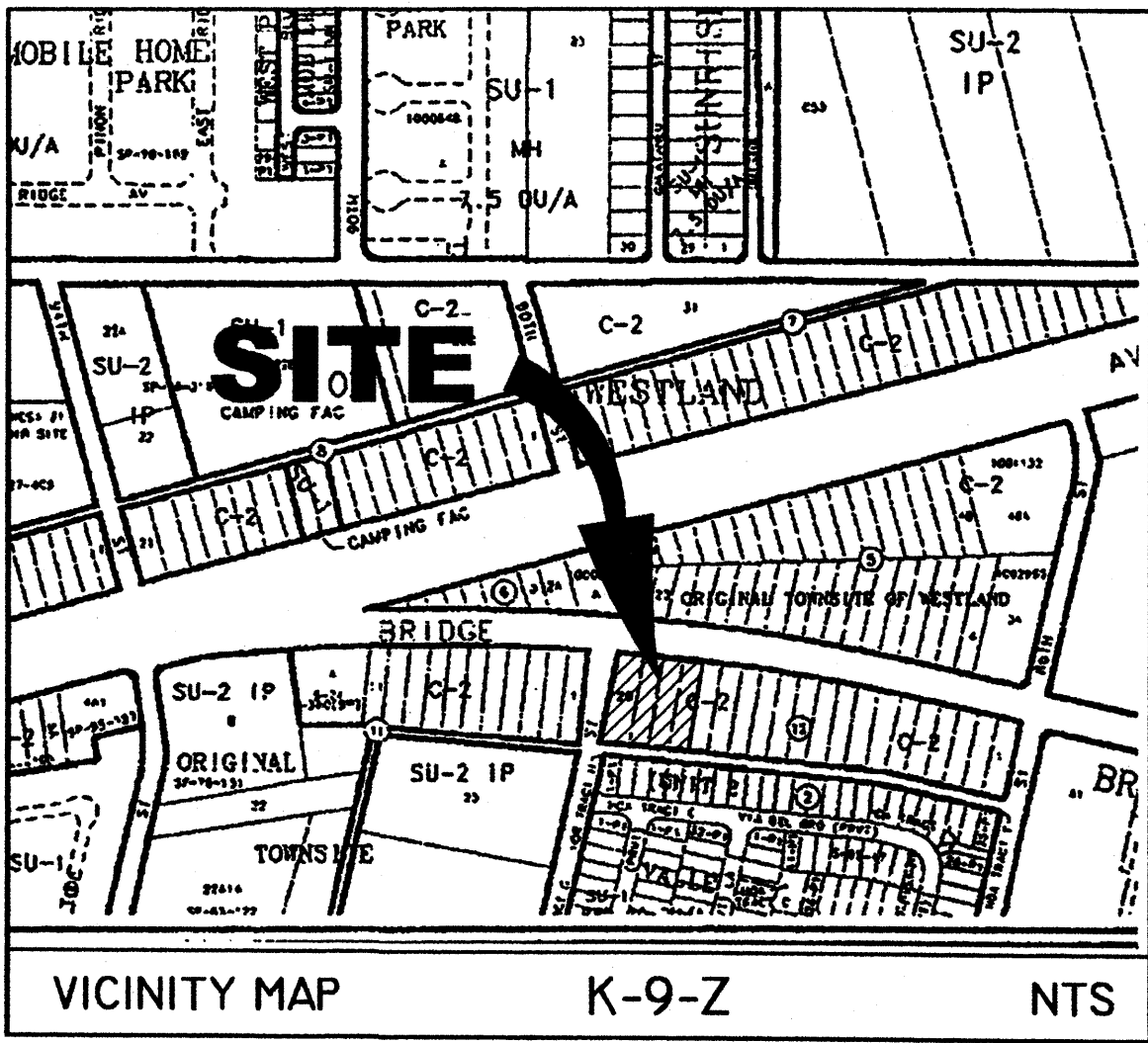
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PAGE 1 OF 2

FINAL PLAT  
LOT 17-A, BLOCK 12  
ORIGINAL TOWNSITE OF WESTLAND

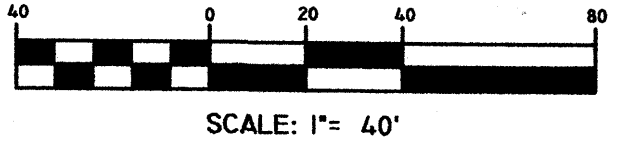
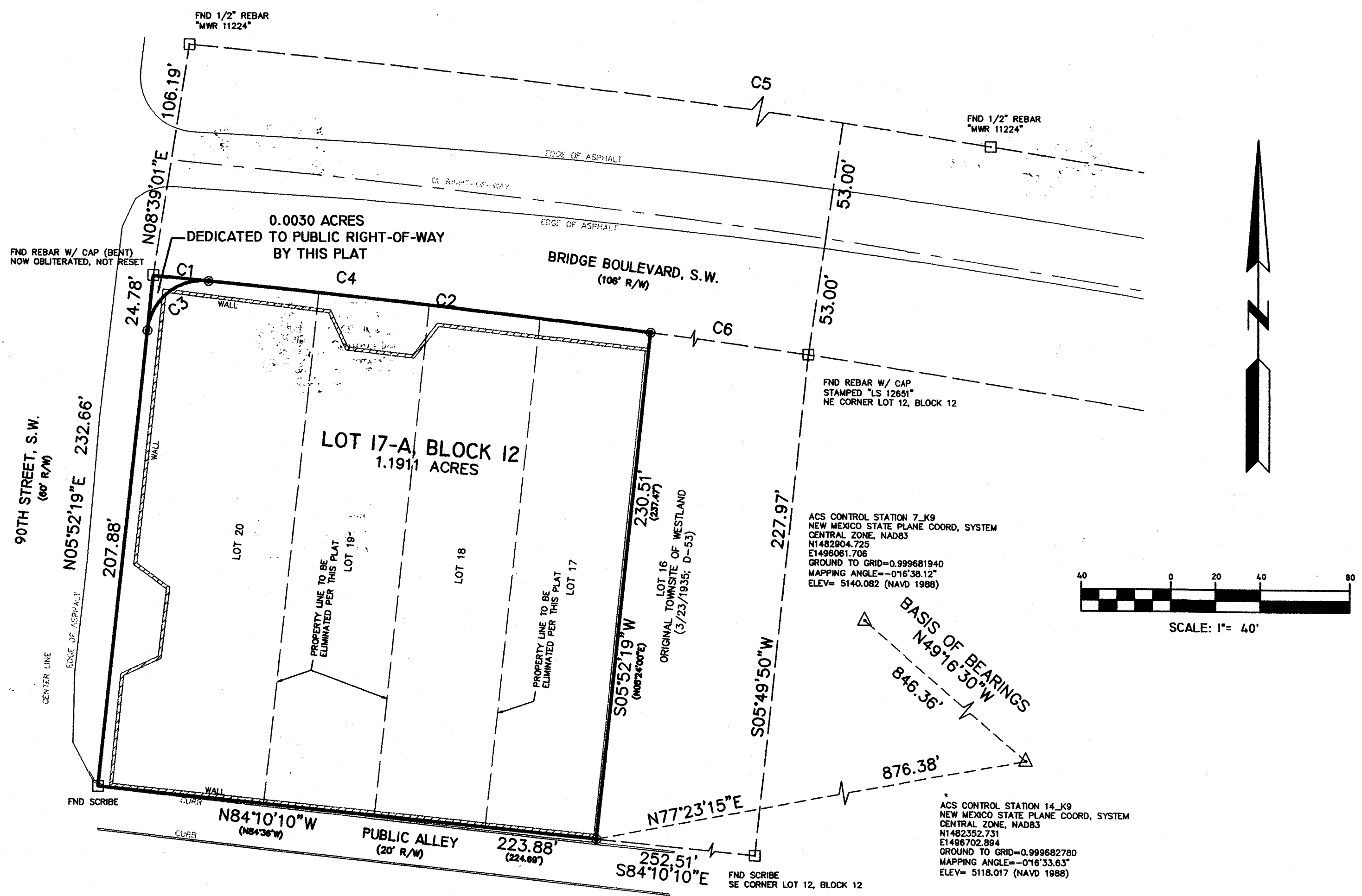
DWG PATH: F:\N9889\FABIAN IBARRA\01\LOTS17-20\SURVEY\20 PLATS\PRELIM\LOTS17-20 FINAL PLAT.DWG  
DATE: 3/11/2008  
SCALE: NONE  
DRAWN: R.JR, TWP  
JOB NO.: N9889-01  
**community sciences corporation**  
LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048 ENGINEERING CORRALES, N.M. 87048 SURVEYING (505) 897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



**FINAL PLAT**  
**LOT 17-A, BLOCK 12**  
**ORIGINAL TOWNSITE OF WESTLAND**  
 BEING A REPLAT OF LOTS 17-20, BLOCK 12  
 ORIGINAL TOWNSITE OF WESTLAND,  
 SITUATED WITHIN PROJECTED SECTION 21, T10N R2E, N.M.P.M.  
 IN THE TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2008

MONUMENT LEGEND	
□	FOUND MONUMENT AS NOTED
●	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"



**LEGAL DESCRIPTION**

LOTS NUMBERED SEVENTEEN (17) THROUGH TWENTY (20), IN BLOCK NUMBERED TWELVE (12), OF ORIGINAL TOWNSITE OF WESTLAND, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO 28, BERNALILLO COUNTY, NEW MEXICO, WITHIN TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935 IN PLAT BOOK D, FOLIO 53, SAID LOTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17 AND FROM WHENCE ACS CONTROL STATION 14\_K9 BEARS N77°23'15"E, 876.38 FEET; RUNNING THENCE ALONG THE NORTHERLY LINE OF A PUBLIC ALLEY N84°10'10"W, 223.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 90TH STREET NW N5°52'19"E, 232.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE BLVD. SW. 223.90 FEET ALONG THE ARC OF A 5609.69 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE= 2°17'13"; CHORD BEARS S83°37'18"E, 223.89 FEET) TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S5°52'19"W, 230.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.1941 ACRES, MORE OR LESS.

**SURVEY NOTES:**

1. BASIS OF BEARING IS THE LINE BETWEEN ACS CONTROL STATIONS 14\_K9 AND 7\_K9 AS SHOWN HEREON. BEARINGS ARE NMSP GRID; DISTANCES ARE GROUND.
2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER PLAT OF ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935 IN PLAT BOOK D, FOLIO 53.
3. OTHER DOCUMENTS USED:
  - A) A.L.T.A.-A.C.S.M. LAND TITLE SURVEY OF LOTS 12-20, BLOCK 12, ORIGINAL TOWNSITE OF WESTLAND, PREPARED BY THOMAS W. PATRICK ON MAY 5, 2000.
  - B) PLAT OF ORIGINAL TOWNSITE OF WESTLAND NOTED ABOVE.
  - C) WARRANTY DEED FOR THE SUBJECT PROPERTY RECORDED MAY 30, 2007 IN BKA137, PG.9061
4. 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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
5. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5609.69'	24.83'	0°15'13"	S84°38'18"E	24.83'
C2	5609.69'	199.07'	2°02'00"	S83°29'41"E	199.06'
C3	25.00'	39.10'	89°37'00"	N50°40'49"E	35.24'
C4	5609.69'	223.90'	2°17'13"	S83°37'18"E	223.89'
C5	5715.69'	735.91'	7°22'37"	S81°00'47"E	735.40'
C6	5609.69'	252.69'	2°34'51"	S81°11'16"E	252.67'

NO RECORD CURVE DATA AVAILABLE

**FINAL PLAT**  
**LOT 17-A, BLOCK 12**  
**ORIGINAL TOWNSITE OF WESTLAND**

DWG PATH: F:\N9889\FABIAN\VARRA\01\LOTS17-20\SURVEY\20 PLATS\PRELIM\LOTS17-20 FINAL PLAT.DWG		
DATE:	3/11/2008	
SCALE:	1" = 40'	
CREW:	RJR, TWP	
DRAWN:	TWP	
JOB NO.:	N9889-01	

**community sciences corporation**

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