



VICINITY MAP (NOT TO SCALE) ZONE PAGE F-13-Z

PLAT OF

LOTS A, B, and C
LANDS OF YOLANDA SANCHEZ

(being a replat of Tract 122B, MRGCD Map 31)
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

March 2008

PLAT DATA:

Number of Existing Lots: 1 (One)
 Number of Lots Created: 3 (Three)
 Gross Acreage: 0.9709 Ac. ± (42,290.3 Sq. Ft.±)
 Miles of full width streets created: 0
 Zone Atlas No.: F-13-Z
 Existing Zoning: RA-2
 Date of Survey: February 2008

LEGAL DESCRIPTION

Tract 122B, M.R.G.C.D. Map No. 31.

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

GENERAL NOTES

- 1) Uniform Property Code No. (U.P.C.): 101306103016830341
- 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 1983), ACS Station "14_F13" and ACS Station "7_H13".
- 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.

PURPOSE OF PLAT

The purpose of this plat is to create 3 (Three) 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 owner and proprietor thereof, said owner and proprietor does hereby consent to replatting Tract 122B, M.R.G.C.D. Map 31 and warrant that she holds complete and indefeasible title in fee simple to the land subdivided.

Owner of Tract 122B, M.R.G.C.D. Map No. 31

Yolanda Sanchez

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 Yolanda Sanchez, 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 _____

UTILITY APPROVALS

PNM Electric Services Division Date

PNM Gas Services Division Date

Qwest Date

Comcast Date

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.

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 Albuquerque 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

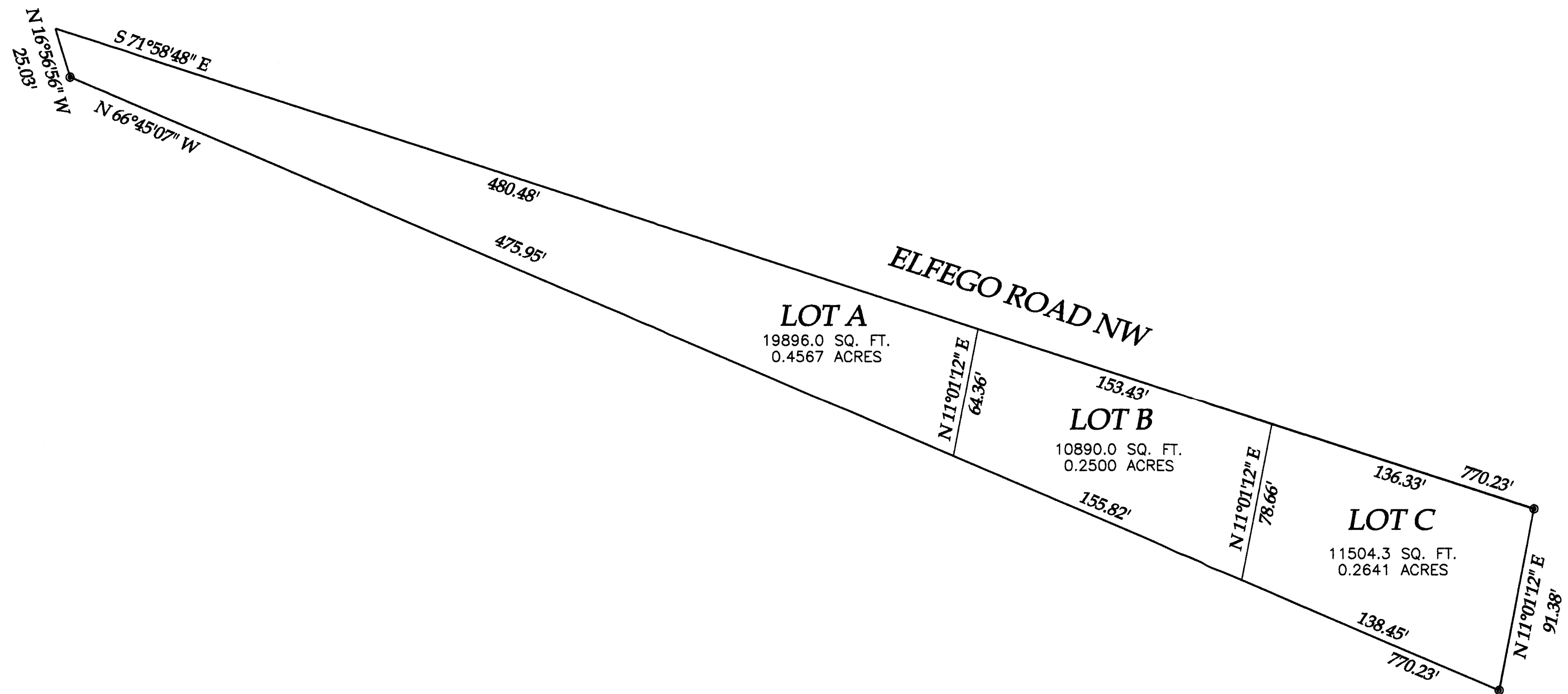
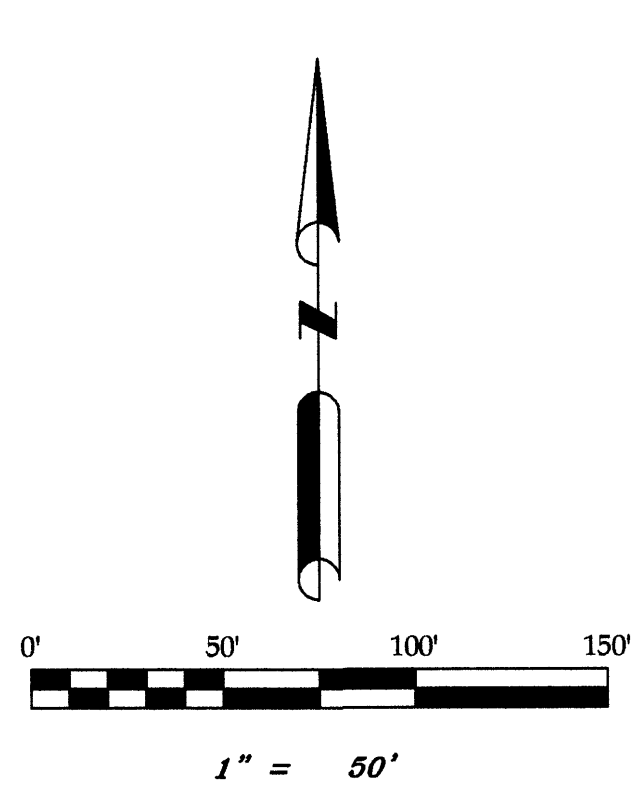
PLAZA SURVEYS, LLC
2418-C Rice Ave. NW
ALBUQUERQUE, NEW MEXICO 87104
phone: 505.507.8425
email: lenorearmijo@comcast.net

References:

1. M.R.G.C.D. Map No. 31
2. Special Warranty Deed filed August 27, 1993 in Book 93-23, Page 4802.

PLAT OF
LOTS A, B, and C
LANDS OF YOLANDA SANCHEZ
(being a replat of Tract 122B, MRGCD Map 31)
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

March 2008



Legend

- ⊙ Found Monument as noted
- Set #4 rebar w/ Cap L.S. 15511

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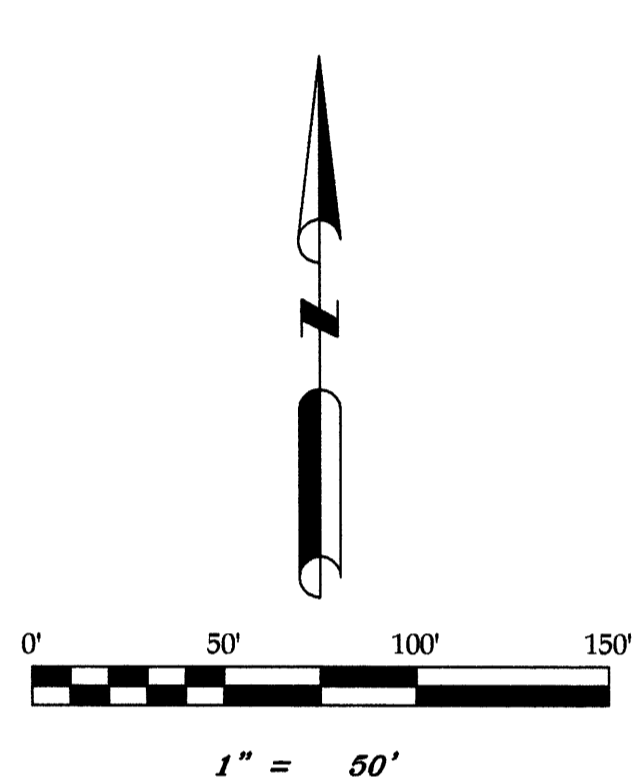
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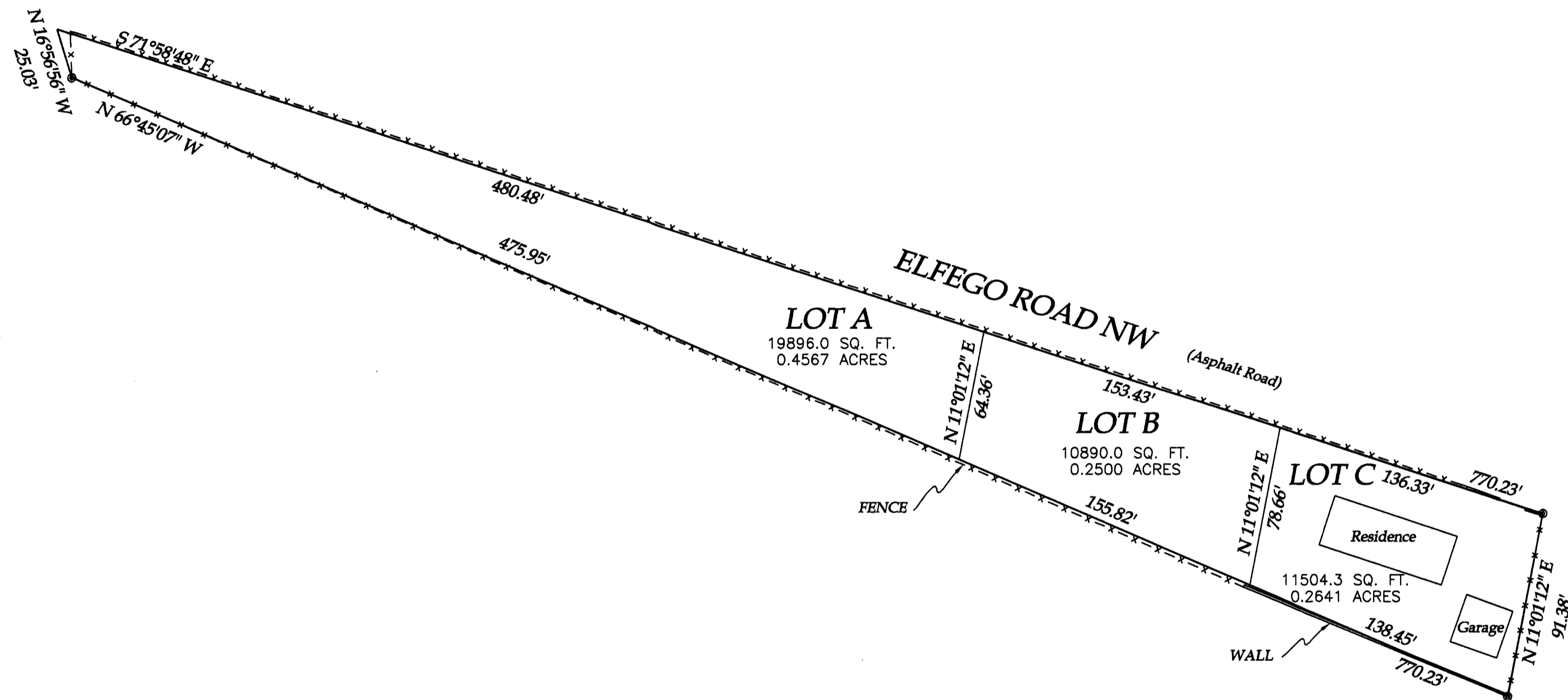
March 2008

SITE PLAN



Legend

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PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast 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, replace, 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, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easement, nor 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 easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

PLAT DATA:

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 Number of Lots Created: 3 (Three)
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 Date of Survey: February 2008

LEGAL DESCRIPTION

See Sheet 2 of 2.

PURPOSE OF PLAT

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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 owner and proprietor thereof, said owner and proprietor does hereby consent to replatting Tract 122B, M.R.G.C.D. Map 31 and warrant that she holds complete and indefeasible title in fee simple to the land subdivided.

Owner of Tract 122B, M.R.G.C.D. Map No. 31
Yolanda Sanchez 4-16-08
 Yolanda Sanchez

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 16 day of April, 2008, before me a notary public in and for said county and state personally appeared Yolanda Sanchez, 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 *Anthony D. Chavez*
 My Commission Expires June 7, 2009



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 Albuquerque 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 4-16-08
 Lenore Armijo, N.M.L.S., No. 15511 Date



PLAT OF
 LOTS A, B, and C
 LANDS OF YOLANDA SANCHEZ

(being a replat of Tract 122B, MRGCD Map 31)
 SITUATE WITHIN
 Section 31, Township 11 North, Range 3 East, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

April 2008

CITY APPROVALS

PROJECT # _____ APPL. # _____

City of Albuquerque Planning, DRB Chairperson	_____	Date	_____
City of Albuquerque Traffic Engineering, Transportation Division	_____	Date	_____
City of Albuquerque Surveyor	<i>[Signature]</i>	Date	4-29-08
ABC WUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.)	_____	Date	_____
M.R.G.C.D.	_____	Date	_____

UTILITY APPROVALS

PNM (Electric)	_____	Date	_____
PNM (Gas)	_____	Date	_____
Qwest	_____	Date	_____
Comcast	_____	Date	_____

PLAZA SURVEYS, LLC
 2418-C Rice Ave. NW
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PLAT OF
 LOTS A, B, and C
 LANDS OF YOLANDA SANCHEZ

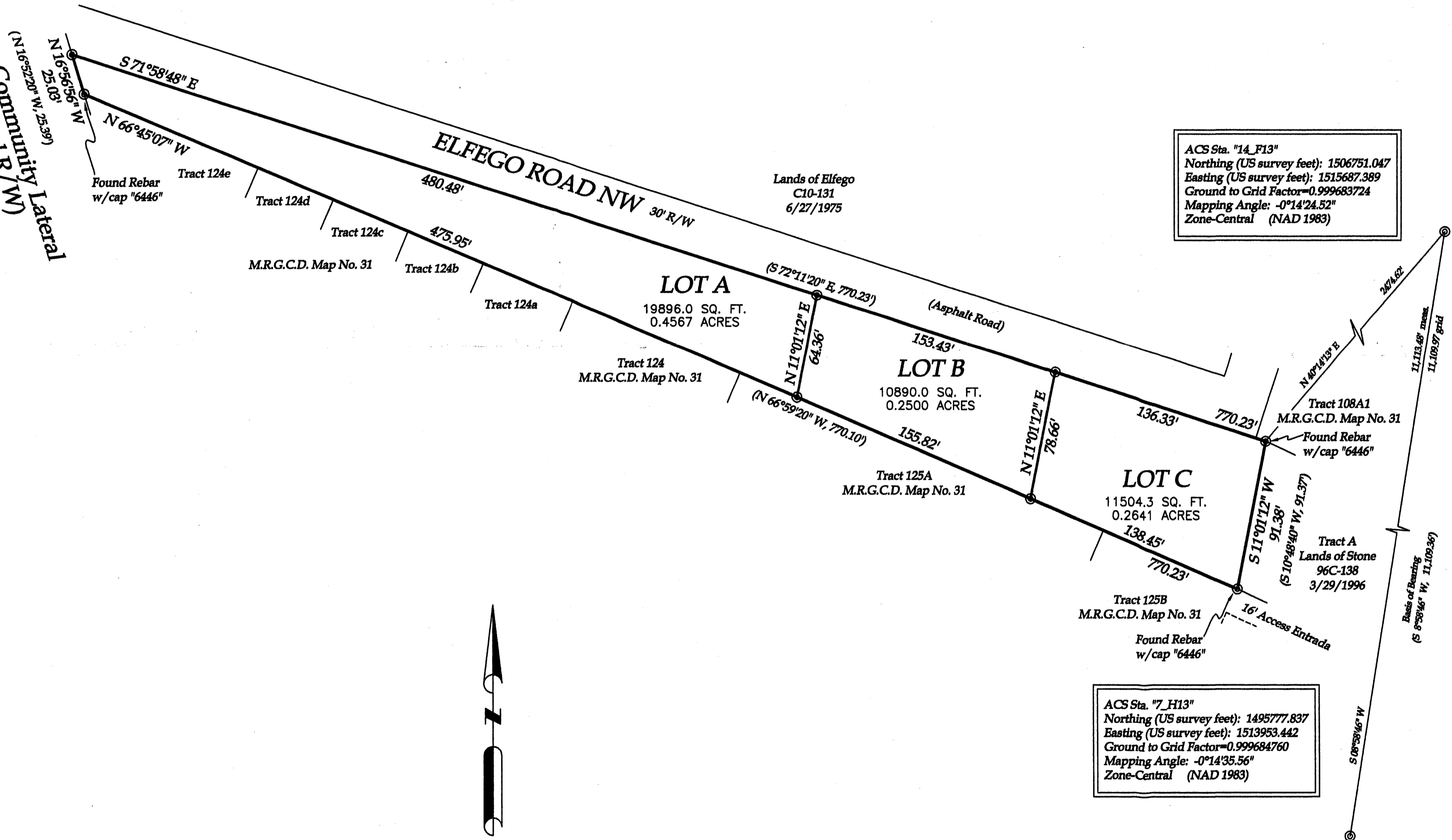
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 Section 31, Township 11 North, Range 3 East, NMPM
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April 2008

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2. Special Warranty Deed filed August 27, 1993 in Book 93-23, Page 4802.
3. Agreement Designating Property as Separate Property filed August 27, 1993 in Book 93-23, Pages 4803-4804.
4. Plat of Lands of Elfege filed June 27, 1975 in Vol. C10, Folio 131.
5. Unrecorded Boundary Survey Map of Tract 122B, M.R.G.C.D. Map No. 31 dated July 1979 and signed by D.T. Morrison, NMLS 1010.
6. Unrecorded Certificate of Survey of Tract 122B, M.R.G.C.D. Map No. 31 dated October 10, 1989 and signed by Franklin E. Wilson, NMLS No. 6446.
7. Plat of Tracts A & B, Lands of Stone filed March 29, 1996 in Vol. 96C, Folio 138.

Duranes Community Lateral
 (No defined R/W)



Legal Description:

That certain tract of land situate in Section 31, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 122B, M.R.G.C.D. Map No. 31, more particularly described as follows:

Beginning at the Northeast Corner of Said Tract 122B, a found rebar with cap stamped "LS 6446", said point also being the Northwest corner of Tract A, Lands of Stone, filed March 29, 1996 in Vol. 96C, Folio 138, whence Albuquerque City Survey Control Monument "14_F13" bears N 40°14'13" E, 2474.62 feet distant; thence,

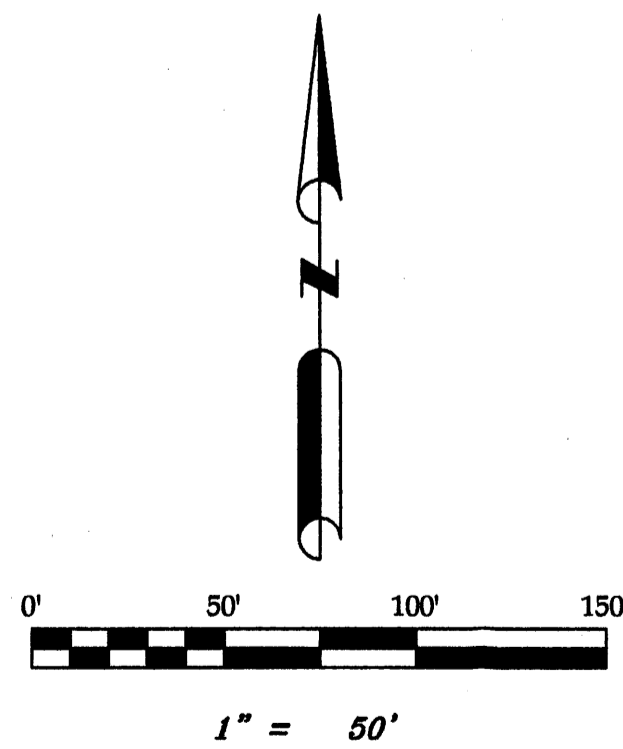
S 11°01'12" W, 91.38 feet along the west property line of above mentioned Tract A, Lands of Stone, to a point being the Southeast Corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

N 66°45'07" W, 770.23 feet to a point on the easterly right of way of Duranes Community Lateral, said point also being the Southwest corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

N 16°56'56" W, 25.03 feet along said easterly right of way of Duranes Community Lateral to a point on the southerly right of way of Elfege Road NW, a set #4 rebar and cap stamped "PS 15511"; thence,

S 71°58'48" E, 770.23 feet along said southerly right of way of Elfege Road NW to the point of beginning.

Said tract contains 0.9709 acres, more or less.



Legend

- ⊙ Found Monument as noted
- ⊙ Set #4 rebar w/ Cap L.S. 15511

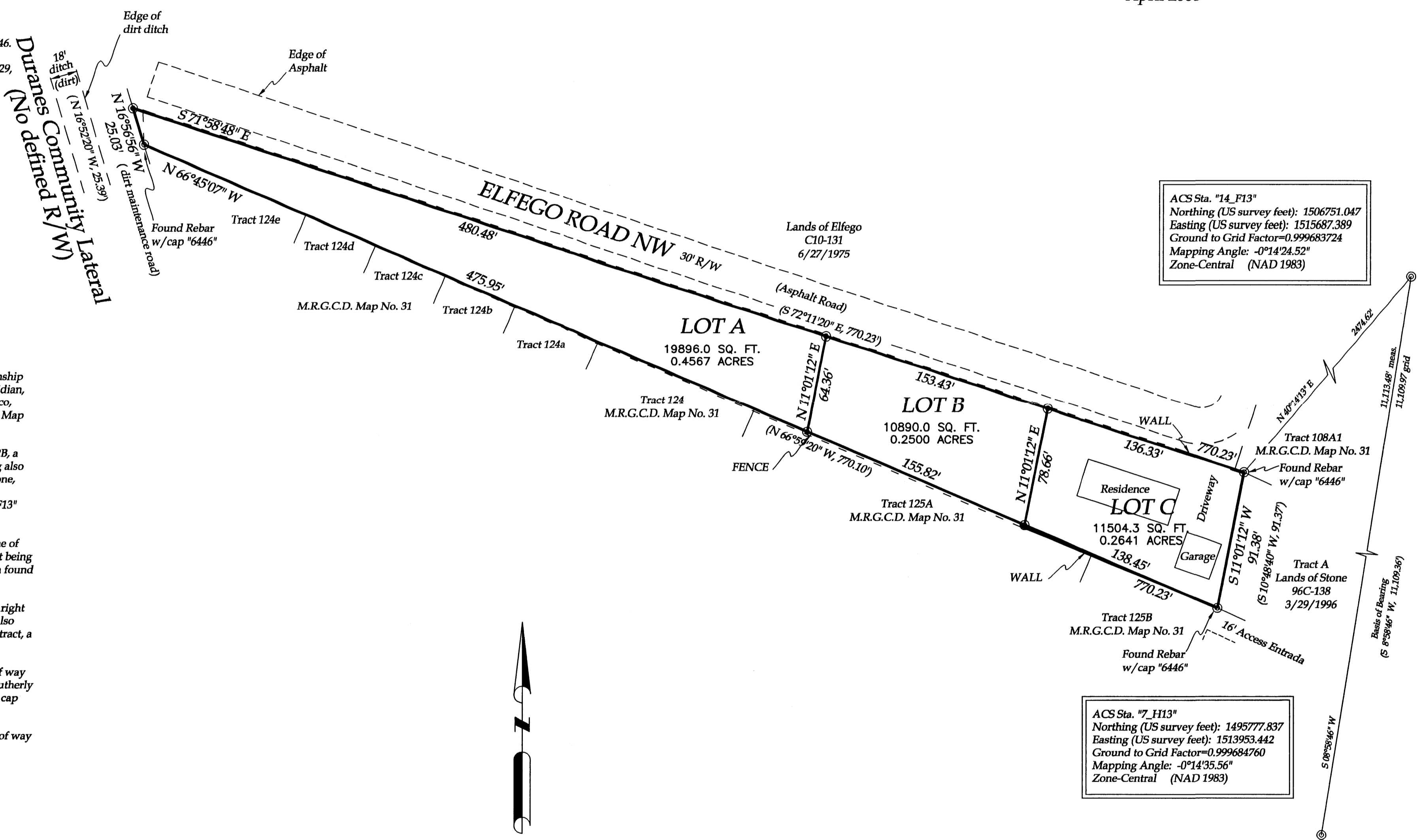
PLAZA SURVEYS, LLC
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SITE PLAN

PLAT OF
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ACS Sta. "14_F13"
 Northing (US survey feet): 1506751.047
 Easting (US survey feet): 1515687.389
 Ground to Grid Factor=0.999683724
 Mapping Angle: -0°14'24.52"
 Zone-Central (NAD 1983)

ACS Sta. "7_H13"
 Northing (US survey feet): 1495777.837
 Easting (US survey feet): 1513953.442
 Ground to Grid Factor=0.999684760
 Mapping Angle: -0°14'35.56"
 Zone-Central (NAD 1983)

Legal Description:

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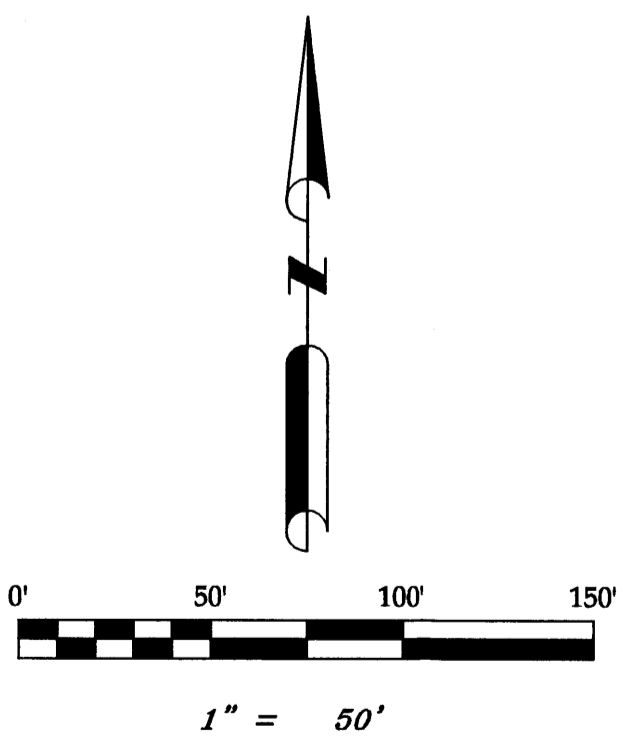
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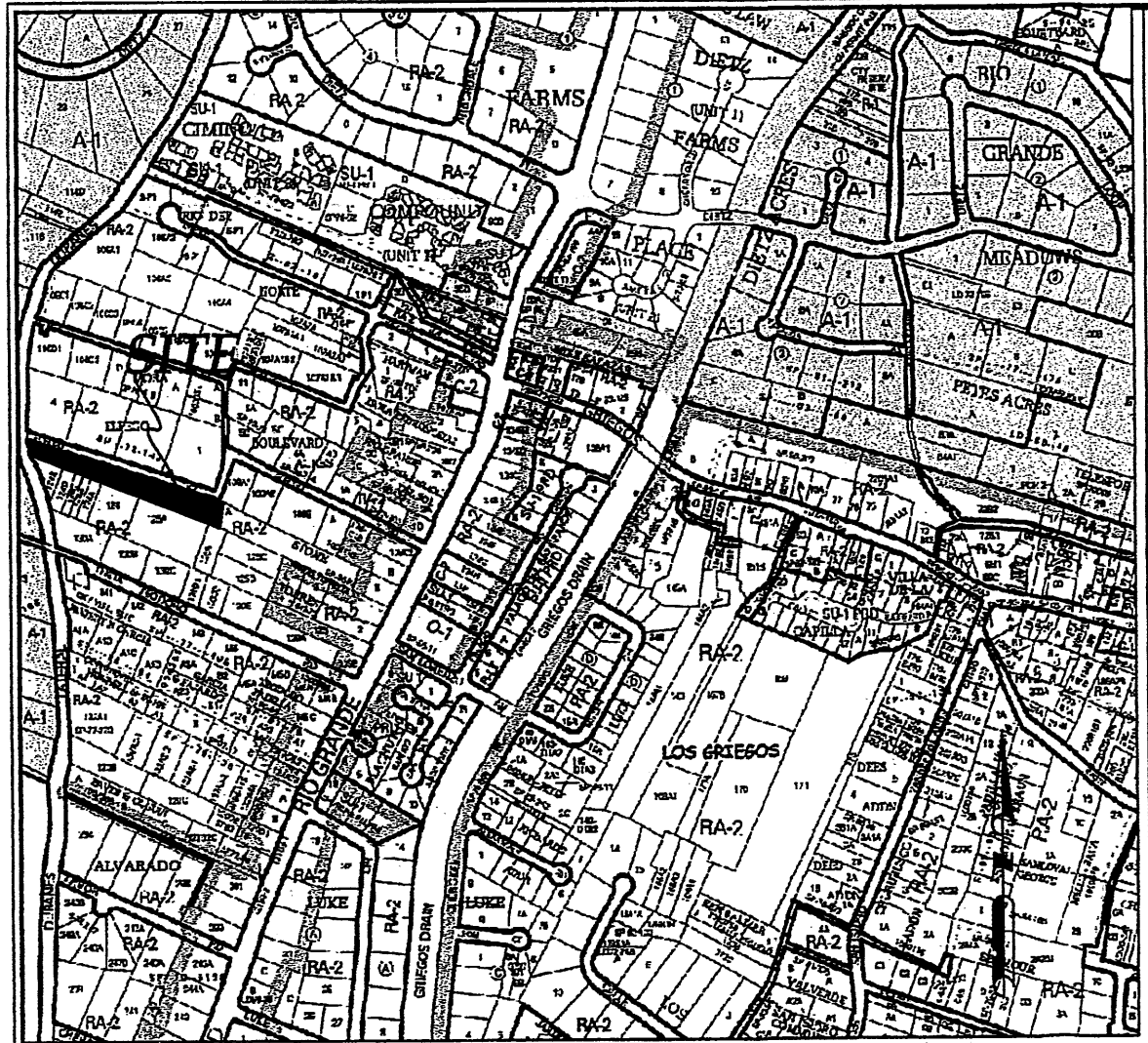
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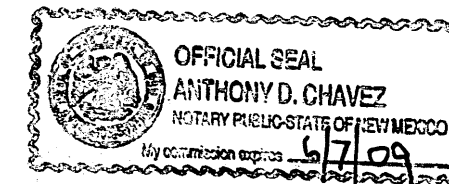
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Yolanda Sanchez 4-16-08
 Yolanda Sanchez

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 16 day of April, 2008, before me a notary public in and for said county and state personally appeared Yolanda Sanchez, 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 [Signature]
 My Commission Expires June 7, 2009



DOCH 2008084933

07/29/2008 01:56 PM Page: 1 of 2
 PLAT R: \$12.00 B: 2008C P: 0168 M: Toulouse Olivere, Bernalillo Cour

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Lenore Armijo 4-16-08
 Lenore Armijo, N.M.L.S., No. 15511 Date



CITY APPROVALS

PROJECT # 1007149 APPL. # 08DRB-70281

<u>[Signature]</u> City of Albuquerque Planning, DRB Chairperson	7/22/08 Date
<u>[Signature]</u> City of Albuquerque Traffic Engineering, Transportation Division	7/09/08 Date
<u>[Signature]</u> City of Albuquerque Surveyor	4-29-08 Date
<u>[Signature]</u> ABC WUA	7-9-08 Date
<u>[Signature]</u> Parks and Recreation Department	7/9/08 Date
<u>[Signature]</u> Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.)	7/9/08 Date
<u>[Signature]</u> City Engineer	7/9/08 Date

UTILITY APPROVALS

<u>[Signature]</u> PNM (Electric)	7/28/08 Date
<u>[Signature]</u> PNM (Gas)	7/28/08 Date
<u>[Signature]</u> Qwest	7/28/08 Date
<u>[Signature]</u> Comcast	7-24-08 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1-013-061-030168-303-41
 PROPERTY NUMBER OF RECORD
 SANCHEZ YOLANDA M
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 7/29/08

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4. Plat of Lands of Elfego filed June 27, 1975 in Vol. C10, Folio 131.
5. Unrecorded Boundary Survey Map of Tract 122B, M.R.G.C.D. Map No. 31 dated July 1979 and signed by D.T. Morrison, NMLS 1010.
6. Unrecorded Certificate of Survey of Tract 122B, M.R.G.C.D. Map No. 31 dated October 10, 1989 and signed by Franklin E. Wilson, NMLS No. 6446.
7. Plat of Tracts A & B, Lands of Stone filed March 29, 1996 in Vol. 96C, Folio 138.

Duranes Community Lateral
(No defined R/W)

SOLAR COLLECTOR NOTE:

No property within 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

PLAT OF
LOTS A, B, and C
LANDS OF YOLANDA SANCHEZ

(being a replat of Tract 122B, MRGCD Map 31)
SITUATE WITHIN
Section 31, Township 11 North, Range 3 East, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

April 2008

Legal Description:

That certain tract of land situate in Section 31, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 122B, M.R.G.C.D. Map No. 31, more particularly described as follows:

Beginning at the Northeast Corner of Said Tract 122B, a found rebar with cap stamped "LS 6446", said point also being the Northwest corner of Tract A, Lands of Stone, filed March 29, 1996 in Vol. 96C, Folio 138, whence Albuquerque City Survey Control Monument "14_F13" bears N 40°14'13" E, 2474.62 feet distant; thence,

S 11°01'12" W, 91.38 feet along the west property line of above mentioned Tract A, Lands of Stone, to a point being the Southeast Corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

N 66°45'07" W, 770.23 feet to a point on the easterly right of way of Duranes Community Lateral, said point also being the Southwest corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

N 16°56'56" W, 25.03 feet along said easterly right of way of Duranes Community Lateral to a point on the southerly right of way of Elfego Road NW, a set #4 rebar and cap stamped "PS 15511"; thence,

S 71°58'48" E, 770.23 feet along said southerly right of way of Elfego Road NW to the point of beginning.

Said tract contains 0.9709 acres, more or less.

Legend

- ⊙ Found Monument as noted
- Set #4 rebar w/ Cap L.S. 15511

0' 50' 100' 150'

1" = 50'

DOCH 2008084933

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CityPLAT R.\$12.00 B: 2008C P: 0188 M. Toulous Olivero, Bernalillo Cour

ACS Sta. "14_F13"
Northing (US survey feet): 1506751.047
Easting (US survey feet): 1515687.389
Ground to Grid Factor=0.999683724
Mapping Angle: -0°14'24.52"
Zone-Central (NAD 1983)

ACS Sta. "7_H13"
Northing (US survey feet): 1495777.837
Easting (US survey feet): 1513953.442
Ground to Grid Factor=0.999684760
Mapping Angle: -0°14'35.56"
Zone-Central (NAD 1983)

PLAZA SURVEYS, LLC
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