

LOTS 36-A & 36-B ROSSITER ADDITION BEING A REPLAT OF LOT 36 ROSSITER ADDITION

PROJECTED SECTION 32, T 11 N, R 3 E, NMPM, TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



VICINITY MAP
ZONE ATLAS F-14-Z

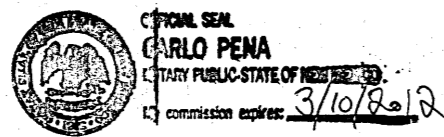
LEGAL DESCRIPTION

LOT NUMBERED THIRTY-SIX (36) OF THE ROSSITER ADDITION TO THE CITY OF 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 MAY, 11, 1945 IN PLAT BOOK D, FOLIO 20.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 36-A AND 36-B, ROSSITER ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

Ernest Leger July 21, 2008
ERNEST LEGER DATE

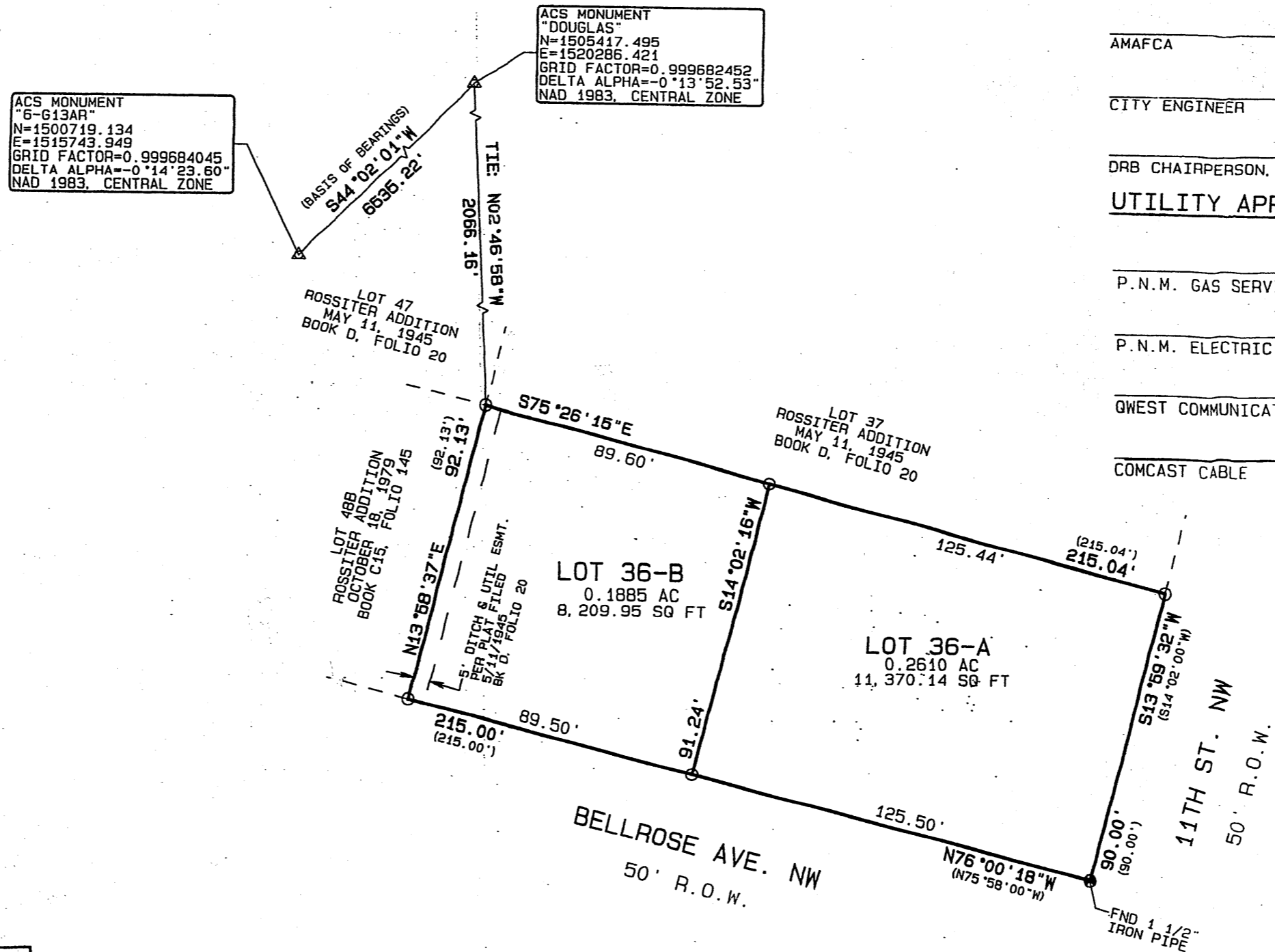
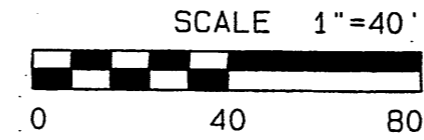


NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July 2008
BY: *Ernest H. Leger*
MY COMMISSION EXPIRES: 3/10/2012
NOTARY PUBLIC

SUBDIVISION DATA/NOTES

- PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983 AND ARE BASED UPON ACS MONUMENTS "DOUGLAS" AND "6-G13AR", AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED MAY 11, 1945 IN PLAT BOOK D, FOLIO 20.
- GROSS ACREAGE = 0.4495 ACRES
- NUMBER OF EXISTING TRACTS = 1.
- NUMBER OF TRACTS CREATED = 2.
- PROPERTY SURVEYED JULY, 2008.
- EXISTING ZONING IS R-1.
- TALOS LOG NO. 2008293635
- CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
- ALL CORNERS DESIGNATED THUS: \odot SET WITH 1/2" REBAR AND CAP LS 13240 UNLESS OTHERWISE INDICATED.



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

CITY APPROVALS

<i>[Signature]</i> CITY SURVEYOR	7-22-08 DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

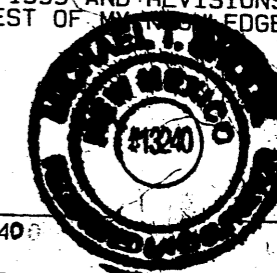
UTILITY APPROVALS

P.N.M. GAS SERVICES	DATE
P.N.M. ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

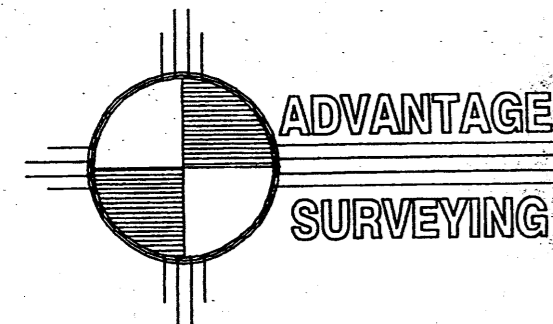
SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 (EFFECTIVE NOVEMBER 1, 1999 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
MICHAEL T. SHOOK
NMLS NO. 13240
7/21/08
DATE



NOTE: 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.



243-1212 OFFICE
248-0833 FAX

INDEXING FOR COUNTY CLERK		
OWNER: ERNEST LEGER		
PLAT OF LOTS 36-A & 36-B ROSSITER ADDITION WITHIN SECTION 32, T11N, R3E BERNALILLO COUNTY, STATE OF NEW MEXICO		
SCALE 1" = 40'	DATE 07/18/2008	PROJECT LOB-1380

LOTS 36-A & 36-B ROSSITER ADDITION BEING A REPLAT OF LOT 36 ROSSITER ADDITION

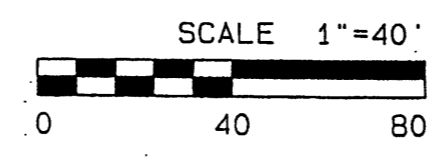
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008



VICINITY MAP
ZONE ATLAS F-14-Z

CURVE CHART

RADIUS	LENGTH	DELTA
C1 20.00'	31.42'	89°59'50"



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. 121-4061194002380

PROPERTY OWNER OF RECORD Southwest Bank of Albuq.
BERNALILLO COUNTY TREASURERS OFFICE Joanne Chung 8-8-08

CITY APPROVALS

<u>Y. B. Jant</u> CITY SURVEYOR	7-22-08 DATE
N/A REAL PROPERTY DIVISION (CONDITIONAL)	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<u>W. A. S.</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	8/8/08 DATE
<u>Roger A. Green</u> ABCWA	7-30-08 DATE
<u>Christina Sanborn</u> PARKS AND RECREATION DEPARTMENT	7/30/08 DATE
<u>Bradley J. Bingham</u> AMAFA	7/30/08 DATE
<u>Bradley J. Bingham</u> CITY ENGINEER	7/30/08 DATE
<u>Jack Clark</u> DRB/CHAIRPERSON, PLANNING DEPARTMENT	8/8/08 DATE
UTILITY APPROVALS	
<u>Fernando Vigil</u> P.N.M. GAS SERVICES	8-4-2008 DATE
<u>Lernando Vigil</u> P.N.M. ELECTRIC SERVICES	8-4-2008 DATE
<u>Michael G. Savelly</u> QWEST COMMUNICATIONS	DATE
<u>Robert Manton</u> COMCAST CABLE	8-5-08 DATE

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Ernest Leger July 21, 2008
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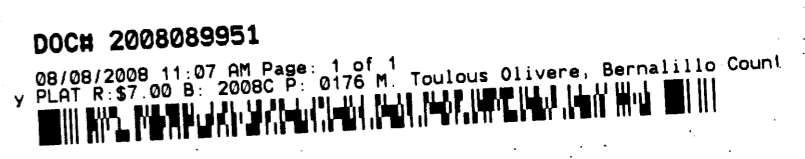
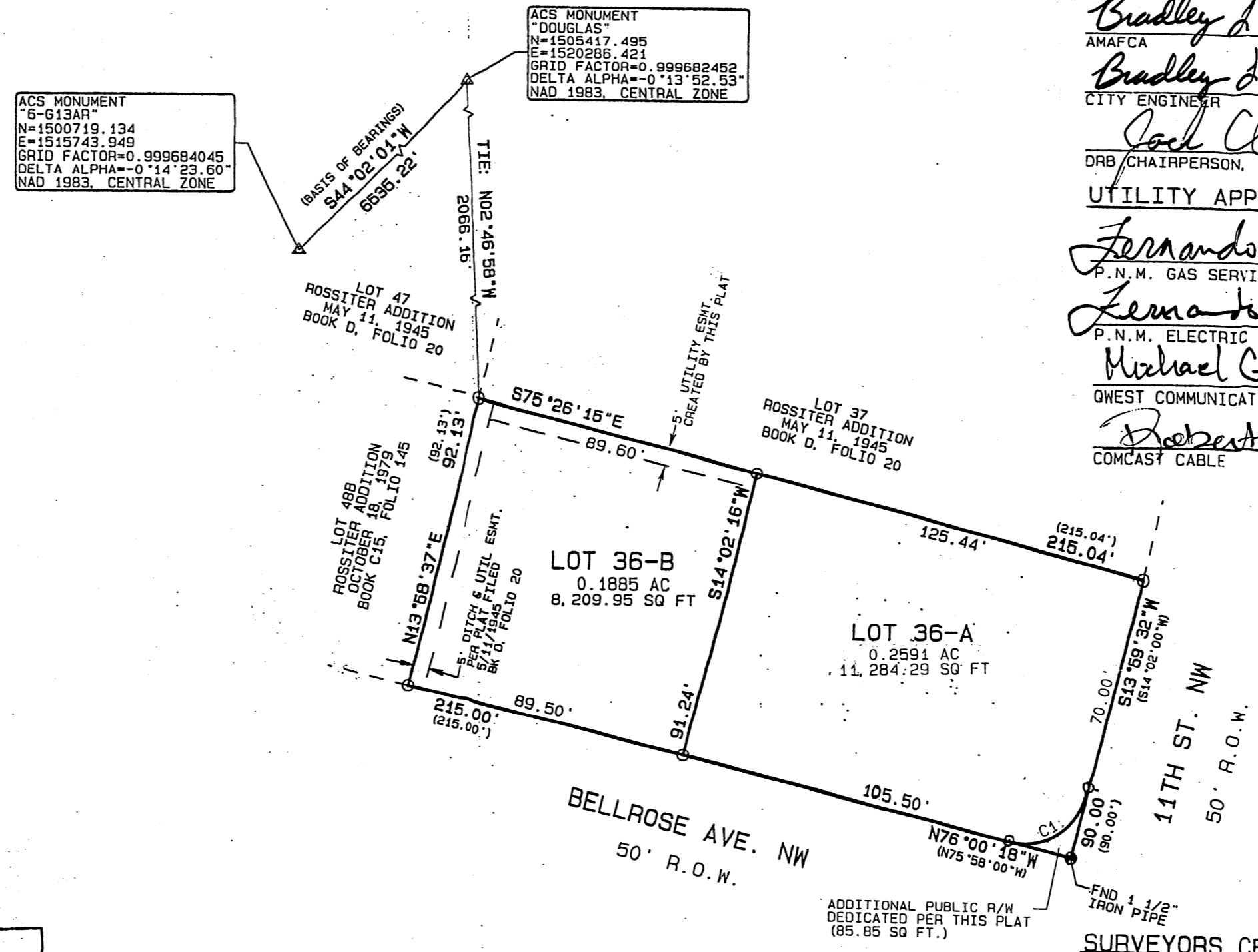


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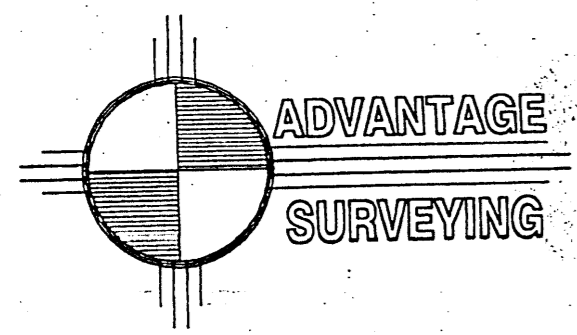


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Michael T. Shook
MICHAEL T. SHOOK
M.N.L.S. NO. 13240
1/21/08
DATE



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