

SITE PLAN

*NOTE: ALL SIDEWALKS, SITE ENTRANCES AND RAMPS TO BE BUILT TO CITY OF ALBUQUERQUE STANDARD 2340.

Sketch Plat



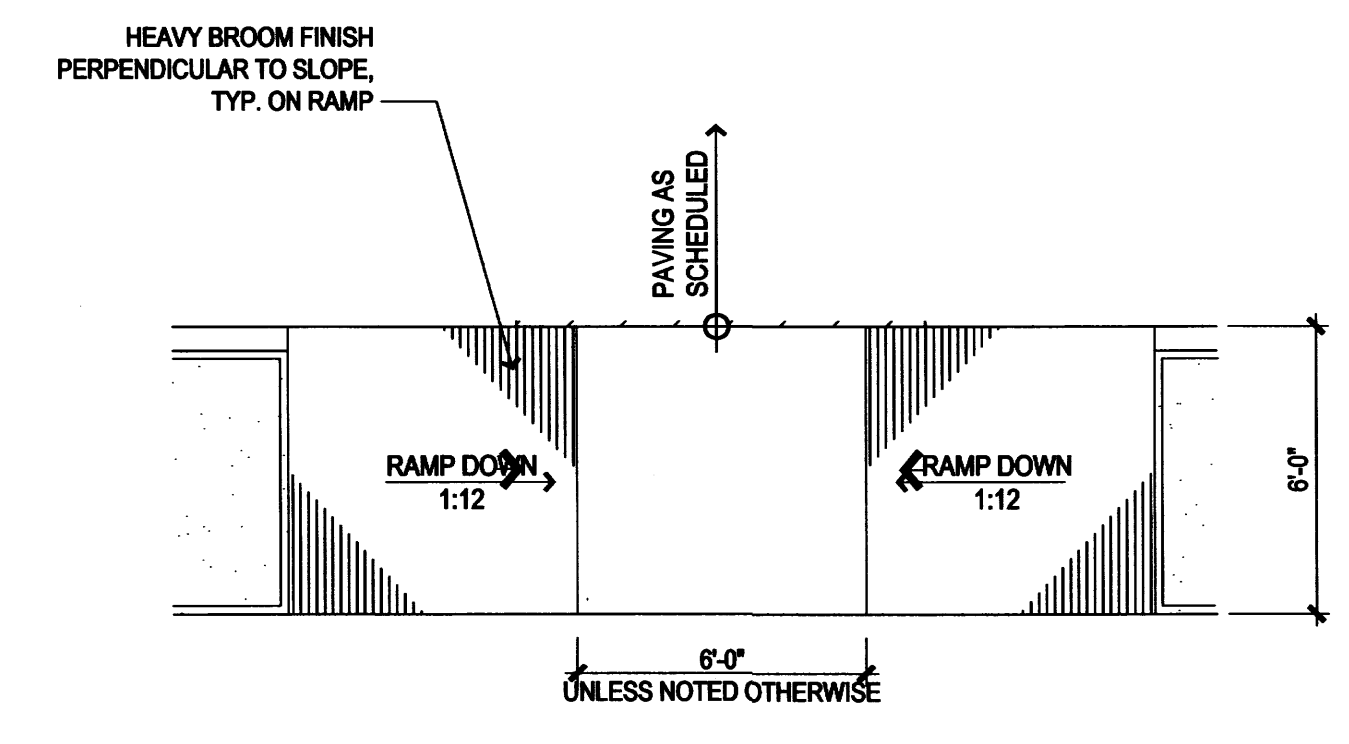
**RIO GRANDE
CREDIT UNION**
Downtown Branch
Albuquerque, NM

PARKING REQUIREMENTS

ALBUQUERQUE CITY ZONING CODE, SECTION 14-16-3-1-A27
3,550 GSF TOTAL
GROUP B: BUSINESS AREA: 3,550/200 = 18 SPACES REQUIRED
10% TRANSIT REDUCTION = -2 SPACES
ON-STREET PARKING REDUCTION = -2 SPACES
TOTAL PARKING REQUIRED: 14 SPACES (INCLUDES ONE ACCESSIBLE SPACE)
TOTAL PARKING PROVIDED: 21 SPACES (INCLUDES ONE ACCESSIBLE SPACE)

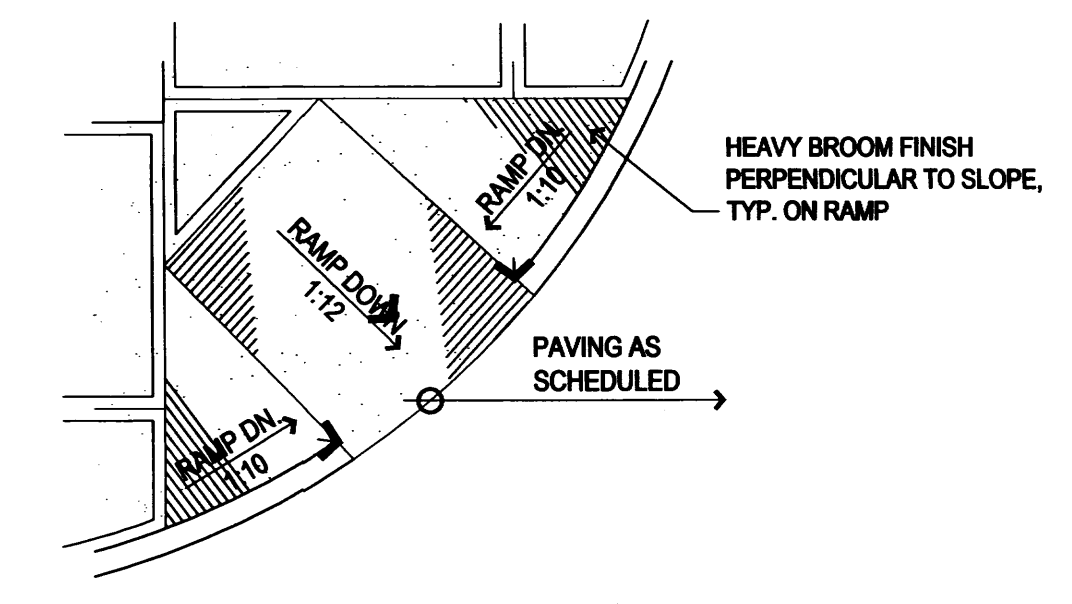
MOTORCYCLE PARKING (ALBUQUERQUE CITY ZONING CODE)
1 MOTORCYCLE SPACE REQUIRED PER 25 PARKING SPACES 23 < 25 = 1 SPACE
REQUIRED: 1
PROVIDED: 2

BICYCLE PARKING (ALBUQUERQUE CITY ZONING CODE)
1 BIKE SPACE PER 20 CAR SPACES 23 > 20 = 2 SPACES
REQUIRED: 2
PROVIDED: 5



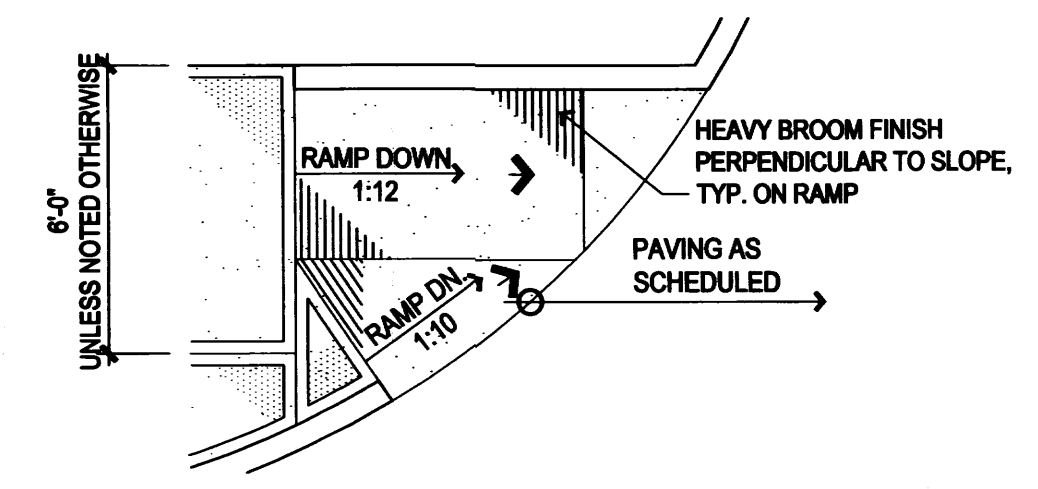
A4 ACCESSIBLE RAMP

1/4" = 1'-0"



B4 ACCESSIBLE RAMP

1/4" = 1'-0"



C4 ACCESSIBLE RAMP

1/4" = 1'-0"

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () yes () no
If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

* Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

REVISIONS

- △
- △
- △
- △

DRAWN BY _____

REVIEWED BY _____

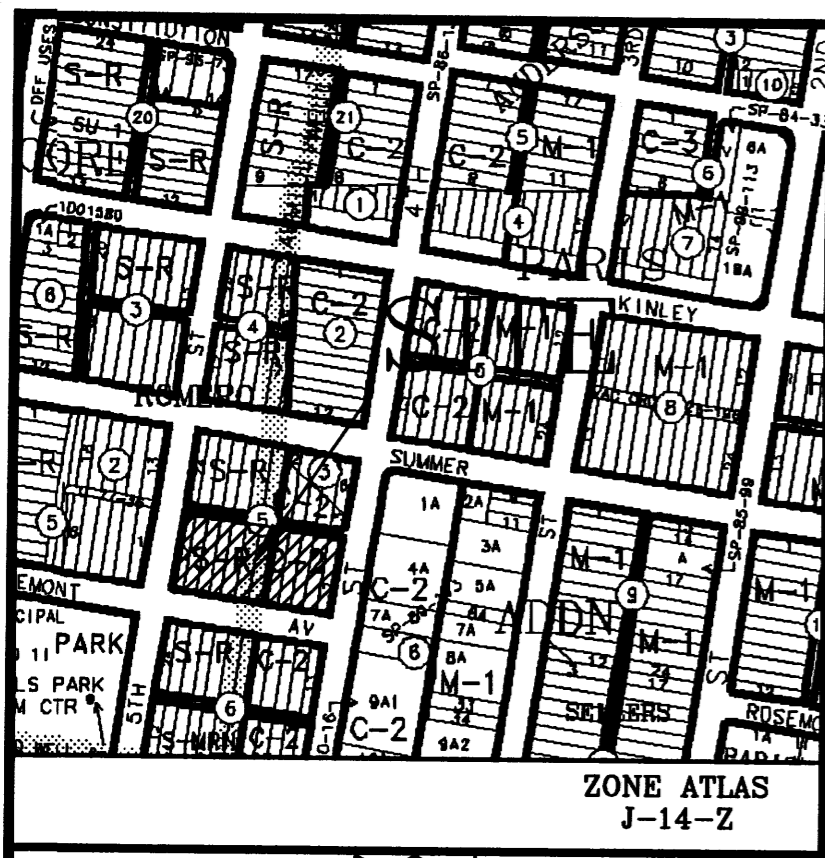
DATE 6/23/08

PROJECT NO. 07-0084

DRAWING NAME _____

SHEET NO.

SKETCH PLAT
OF
TRACTS A AND B, BLOCK 5
ROMERO ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2008



LEGEND

- These standard symbols will be found in the drawing.
- ⊙ SET 1/2" REBAR CAP # 7002 (UNLESS OTHERWISE NOTED)
 - +— FENCE
 - ⊙ WATER METER
 - ⊙ ELECTRIC METER
 - ⊙ GAS METER
 - ⊙ POWER POLE
 - * LIGHT POLE
 - +— OVERHEAD POWER LINES
 - ⌵ ANCHOR

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS NUMBERED ONE (1) THRU TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF THE ROMERO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED WITH BERNALILLO COUNTY CLERK ON DECEMBER 3, 1884. BOOK C, PAGE 125

DOCUMENTS OF RECORD USED:

1. PLAT OF THE ROMERO ADDITION FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 3, 1884, BK. C, P. 125.

TITLE COMMITMENT NOTES (SCHEDULE B):

1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: 1159027-AL04, MLF, EFFECTIVE DATE: MARCH 03, 2008. (NOTE: SUBJECT PROPERTY BEING DESIGNATED AS LOTS 1 THRU 12, BLOCK 5 IN THE TITLE COMMITMENT)

SITE DATA:

1. SITE ADDRESS: 1211 4TH STREET N.W. AND 417 ROSEMONT AVENUE N.W. ALBUQUERQUE, N.M.

2. FLOOD CERTIFICATION:

AREA LIES WITHIN ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FIRM FLOOD MAP NO. 35001C0 332E, EFFECTIVE DATE NOVEMBER 19, 2003.

3. SUBJECT PROPERTY IS IMPROVED.

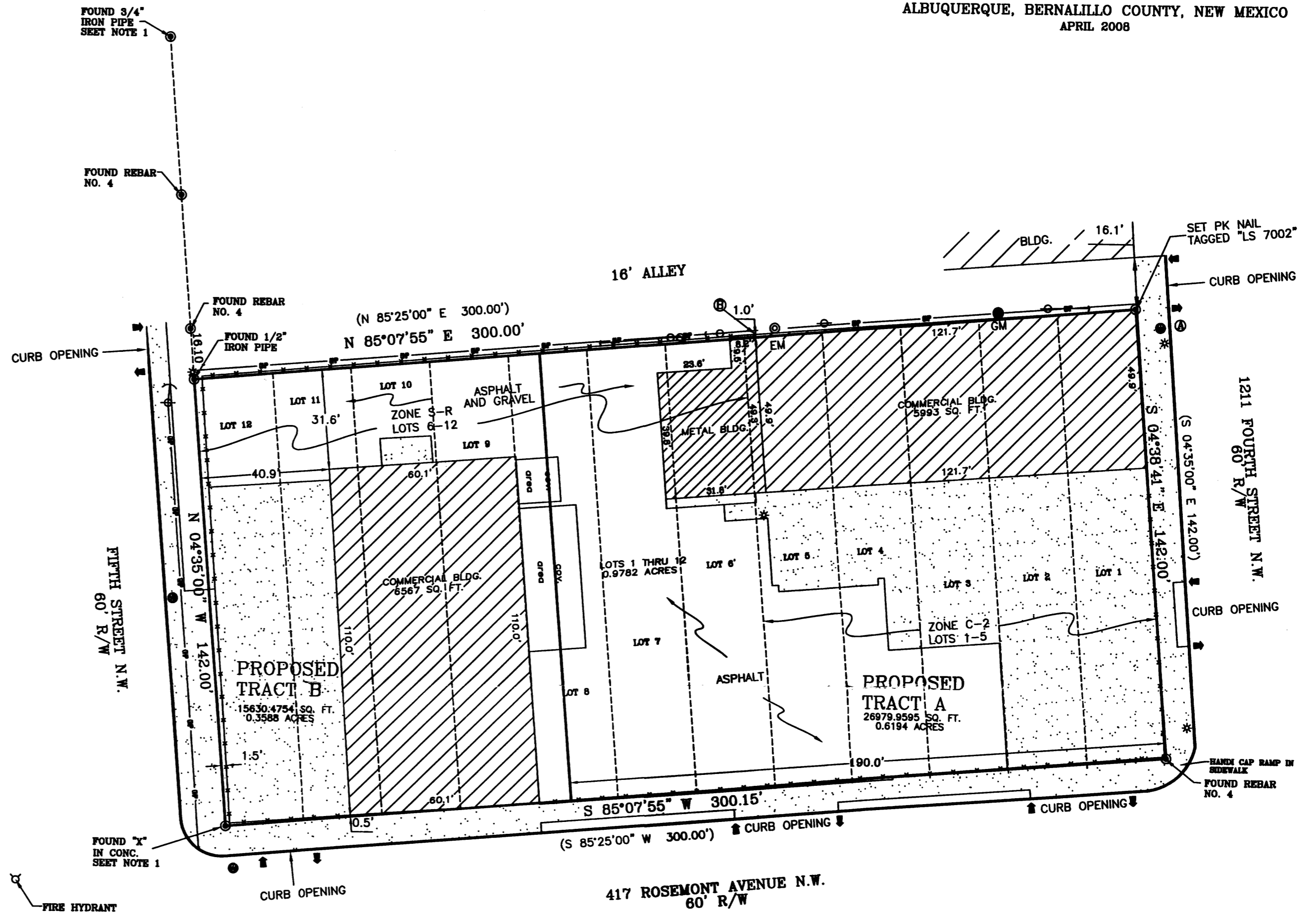
STATEMENT OF ENCROACHMENTS

A. A BUILDING LIES WITHIN THE STREET R/W OF 4TH STREET NW BY 0.4'±.

B. A BUILDING LIES WITHIN THE 16.0 ALLEY BY 1.0'±.

SURVEYOR NOTES:

1. FIELD SURVEY PERFORMED IN APRIL 08.
2. BEARINGS AND GROUND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT OF LOTS 1 THRU 12 BLOCK 5, ROMERO ADDITION FILED ON DECEMBER 3, 1884.
3. BEARINGS ARE BASED ON A FOUND 3/4" IRON PIPE AND A FOUND CHISELED X AT THE SW CORNER OF SAID LOT, BEARS N 04°35'00" W.
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "LS 7002", DEPICTED AS ⊙, UNLESS OTHERWISE INDICATED.
6. SURVEYED TRACT CONTAINS ±0.9782 ACRES.

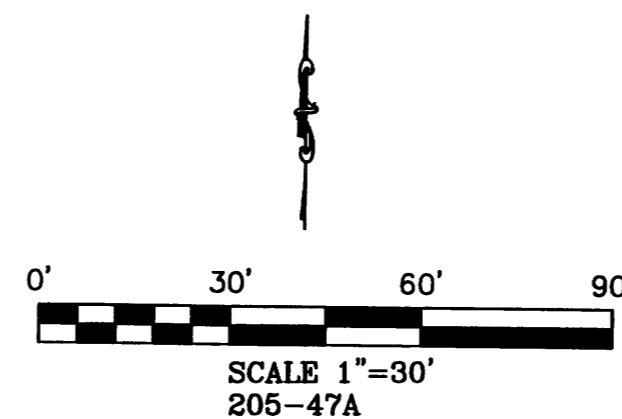
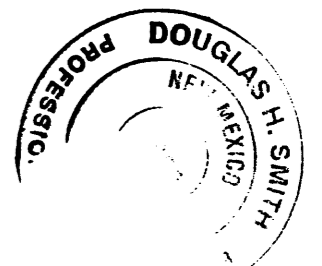


SURVEYOR CERTIFICATION

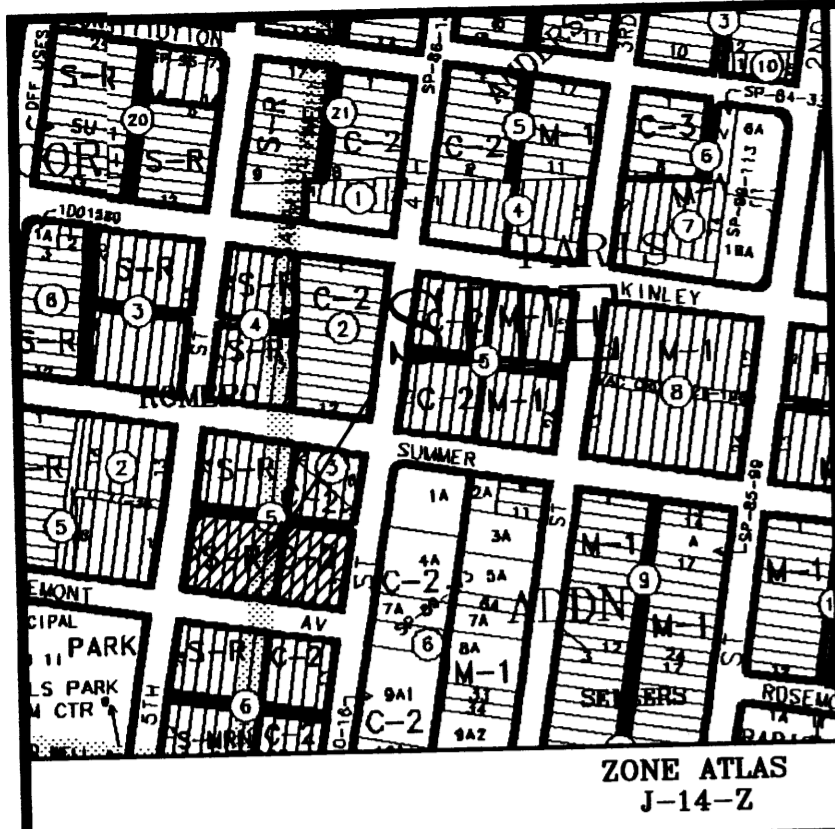
TO: FIRST AMERICAN TITLE INSURANCE COMPANY
RIO GRANDE CREDIT UNION
SAG PROPERTY MANAGEMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S. IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY A.L.T.A., N.S.P.S. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

DATE: 6/30/08
SIGNED:
DOUGLAS H. SMITH PLS #7002



SKETCH PLAT
OF
TRACTS A AND B, BLOCK 5
ROMERO ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2008



LEGEND

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 - ELECTRIC METER
 - GAS METER
 - POWER POLE
 - * LIGHT POLE
 - OVERHEAD POWER LINES
 - ↓ ANCHOR

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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SITE DATA:

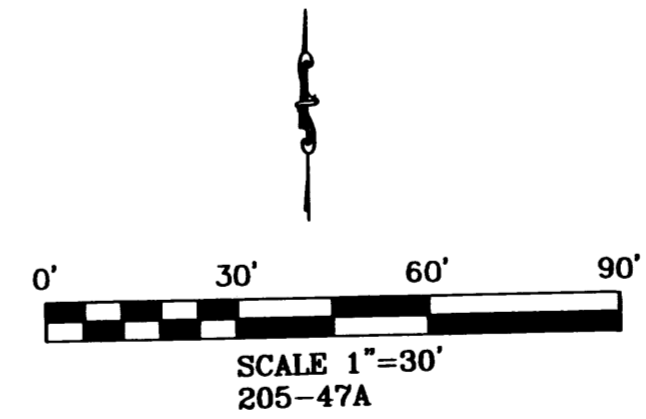
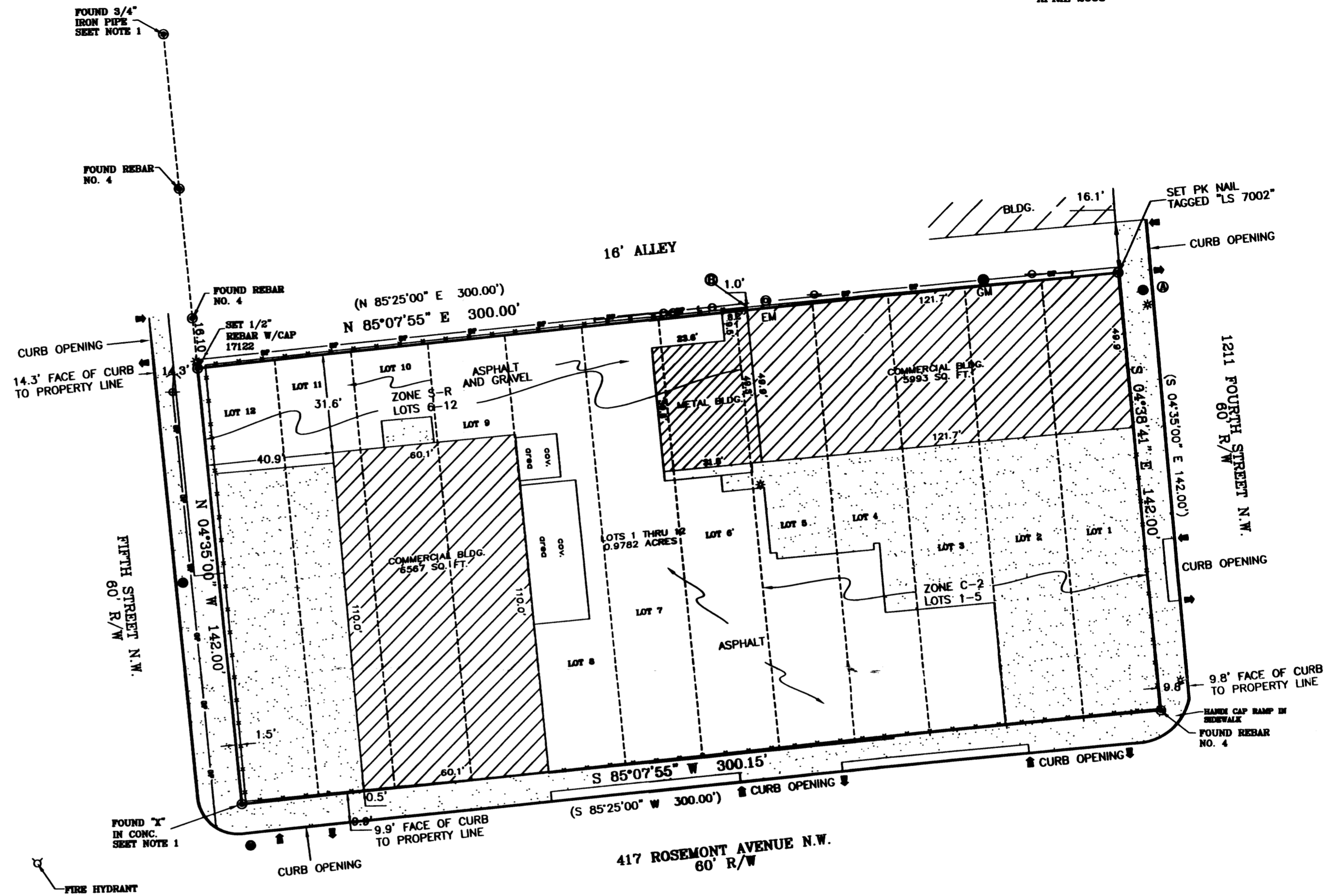
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3. SUBJECT PROPERTY IS IMPROVED.

STATEMENT OF ENCROACHMENTS

- A. A BUILDING LIES WITHIN THE STREET R/W OF 4TH STREET NW BY 0.4'±.
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SURVEYOR NOTES:

1. FIELD SURVEY PERFORMED IN APRIL 08.
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4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "LS 7002", DEPICTED AS, ○, UNLESS OTHERWISE INDICATED.
6. SURVEYED TRACT CONTAINS ±0.9782 ACRES.



SURVEYOR CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
RIO GRANDE CREDIT UNION
SAG PROPERTY MANAGEMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S. IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY A.L.T.A., N.S.P.S. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

DATE: _____

SIGNED: _____
DOUGLAS H. SMITH PLS #7002



ZONE ATLAS
J-14-Z

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES WITHIN PARENTHESES () ARE PER THE PLAT OF ROMERO ADDITION, FILED 12/05/1884, BOOK C, PAGE 125.
6. GROSS ACREAGE: 0.9782 ACRES
7. NUMBER OF LOTS CREATED: 2

SUBDIVISION DATA:

Zone Atlas No.	J-14-Z
Gross Acreage	0.9782
Number of existing Lots/Tracts	TWELVE (12)
Number of Lots/Tracts created	Two (2)
Total Mileage of streets created	0-
Talos Log No.	2008312874
Date of Survey	June 2008

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, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Chris Fitzgerald
August 8, 2008
Date
RIO GRANDE CREEK JUNIOR
CHRIS FITZGERALD PRESIDENT/CEO
NOTARY:
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)
On this 8th day of Aug., 2008, this instrument was acknowledged before me by *Chris Fitzgerald*
Chris Fitzgerald
CHRIS FITZGERALD PRESIDENT/CEO
Amanda Escobedo
Notary Public My commission expires: 11/11/2010

LEGAL DESCRIPTION:
LOTS NUMBERED ONE (1) THRU TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF THE ROMERO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED WITH BERNALILLO COUNTY CLERK ON DECEMBER 3, 1884. BOOK C, PAGE 125

PLAT
OF
LOTS 1-A AND 12-A
BLOCK 5
ROMERO ADDITION
(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 5)
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2008

PROJECT NUMBER: _____

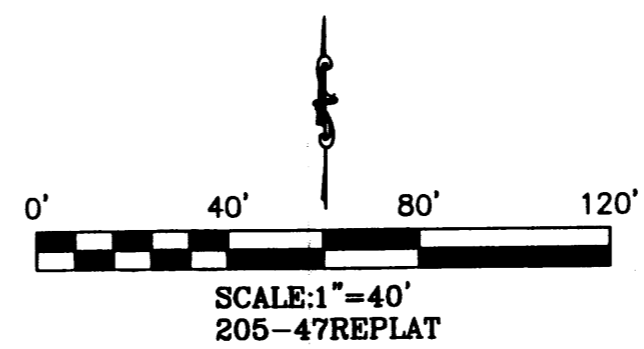
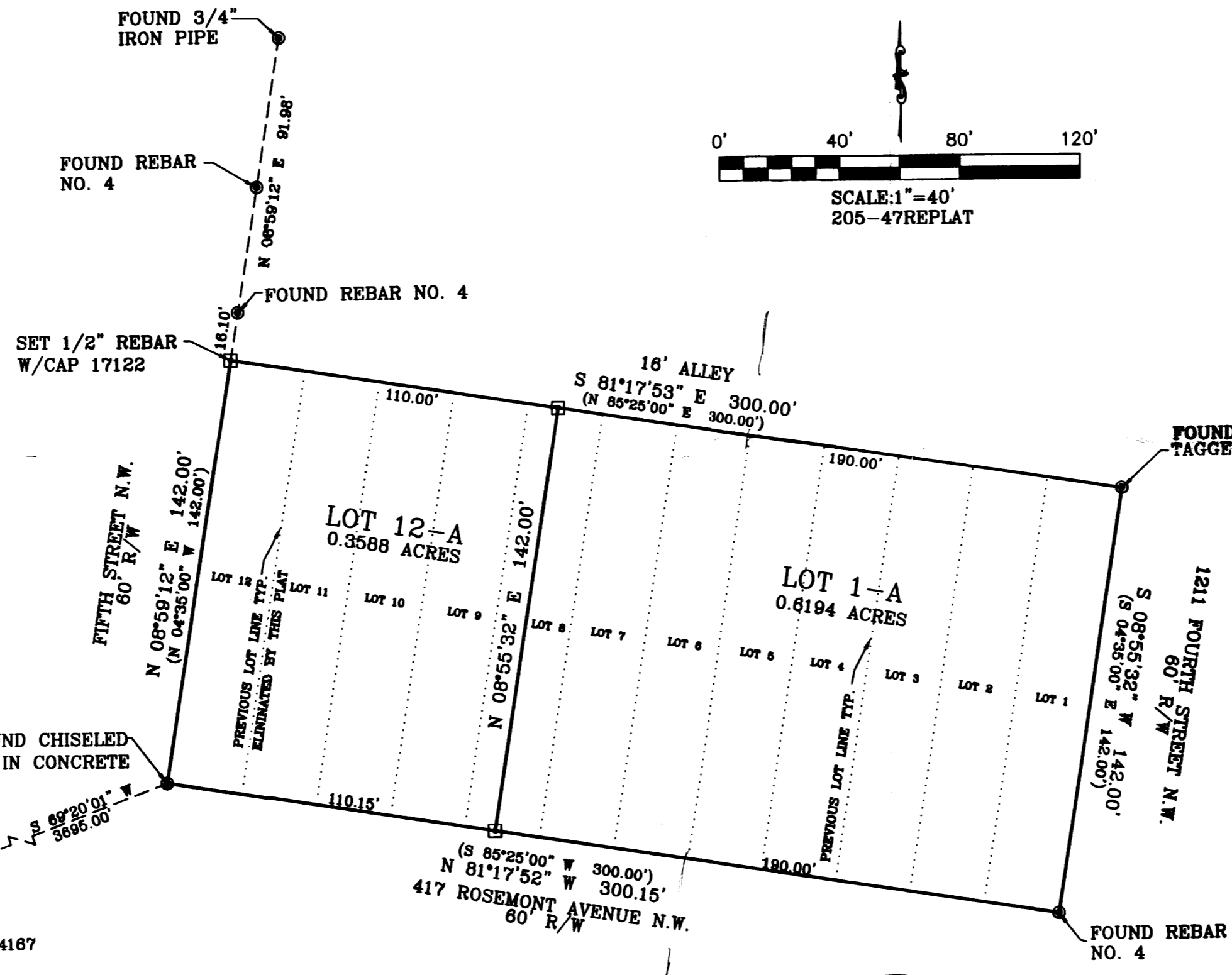
PLAT APPROVAL:

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date
New Mexico Utilities	Date

City Approvals: *J. B. J...* 8-11-08
City Surveyor Date

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date



ACS BRASS CAP "12_J13"
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1983)
X=1517168.920
Y=1489275.084
GROUND TO GRID FACTOR=0.999684167
DELTA/ALPHA=-0°14'12.73"



DOCUMENTS OF RECORD
1. PLAT OF ROMERO ADDITION, FILED 12/05/1884, BOOK C, PAGE 125.

PURPOSE OF PLAT:
THE PURPOSE OF THE FILING OF THIS PLAT IS TO RECONFIGURE THE EXISTING TWELVE (12) LOTS INTO TWO (2) LOTS.

LEGEND
● FOUND MONUMENT AS NOTED
□ SET NO. 4 REBAR W/CAP 17122 UNLESS OTHERWISE NOTED

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS
"NO PROPERTY WITHIN THE AREA OF 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 THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT"

I, JASON D. SMITH, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, CONFORMS WITH THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Jason D. Smith
JASON D. SMITH, N.M.P.S. No. 17122
DATE: 8/8/2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 101405821532821201
PROPERTY OWNER ON RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:



ZONE ATLAS
J-14-Z

VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:**
1. PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
 3. DISTANCES ARE GROUND DISTANCES.
 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
 5. BEARINGS AND DISTANCES WITHIN PARENTHESES () ARE PER THE PLAT OF ROMERO ADDITION, FILED 12/05/1984, BOOK C, PAGE 125.
 6. GROSS ACREAGE: 0.9782 ACRES
 7. NUMBER OF LOTS CREATED: 2

SUBDIVISION DATA:

Zone Atlas No.	J-14-Z
Gross Acreage	0.9782
Number of existing Lots/Tracts	TWELVE (12)
Number of Lots/Tracts created	Two (2)
Total Mileage of streets created	-0-
Talos Log No.	2008312674
Date of Survey	June 2008

ACS BRASS CAP "12 J13"
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1983)
X=1517168.920
Y=1489275.084
GROUND TO GRID FACTOR=0.999684167
DELTA/ALPHA=-0°14'12.73"

DOC# 2008117412
10/28/2008 02:16 PM Page 1 of 1
PLAT R:57.00 S: 2008C P: 0241 M: Toulous Oliviers, Bernalillo Count

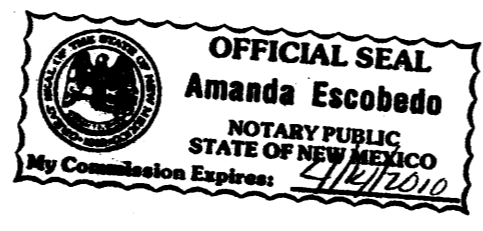
DOCUMENTS OF RECORD
1. PLAT OF ROMERO ADDITION, FILED
12/05/1984, BOOK C, PAGE 125.

PURPOSE OF PLAT:
THE PURPOSE OF THE FILING OF THIS PLAT IS
TO RECONFIGURE THE EXISTING TWELVE (12) LOTS
INTO TWO (2) LOTS AND TO DEDICATE ADDITIONAL R/W TO
THE CITY OF ALBUQUERQUE, AS SHOWN HEREON.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ☐ SET NO. 4 REBAR W/CAP 17122 UNLESS OTHERWISE NOTED

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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Chris Fitzgerald
August 8, 2008
RIO GRANDE CREDIT UNION
CHRIS FITZGERALD PRESIDENT/CEO
NOTARY:
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)
On this 8th day of Aug., 2008, this instrument was acknowledged before me by *Chris Fitzgerald*
CHRIS FITZGERALD PRESIDENT/CEO
Chris Fitzgerald
Notary Public My commission expires:



LEGAL DESCRIPTION:
LOTS NUMBERED ONE (1) THRU TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF THE ROMERO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED WITH BERNALILLO COUNTY CLERK ON DECEMBER 3, 1884. BOOK C, PAGE 125

PLAT
OF
LOTS 1-A AND 12-A
BLOCK 5
ROMERO ADDITION
(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 5)
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2008

PROJECT NUMBER: 1007356

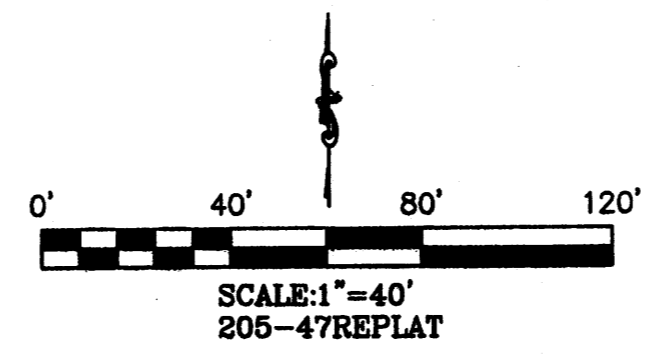
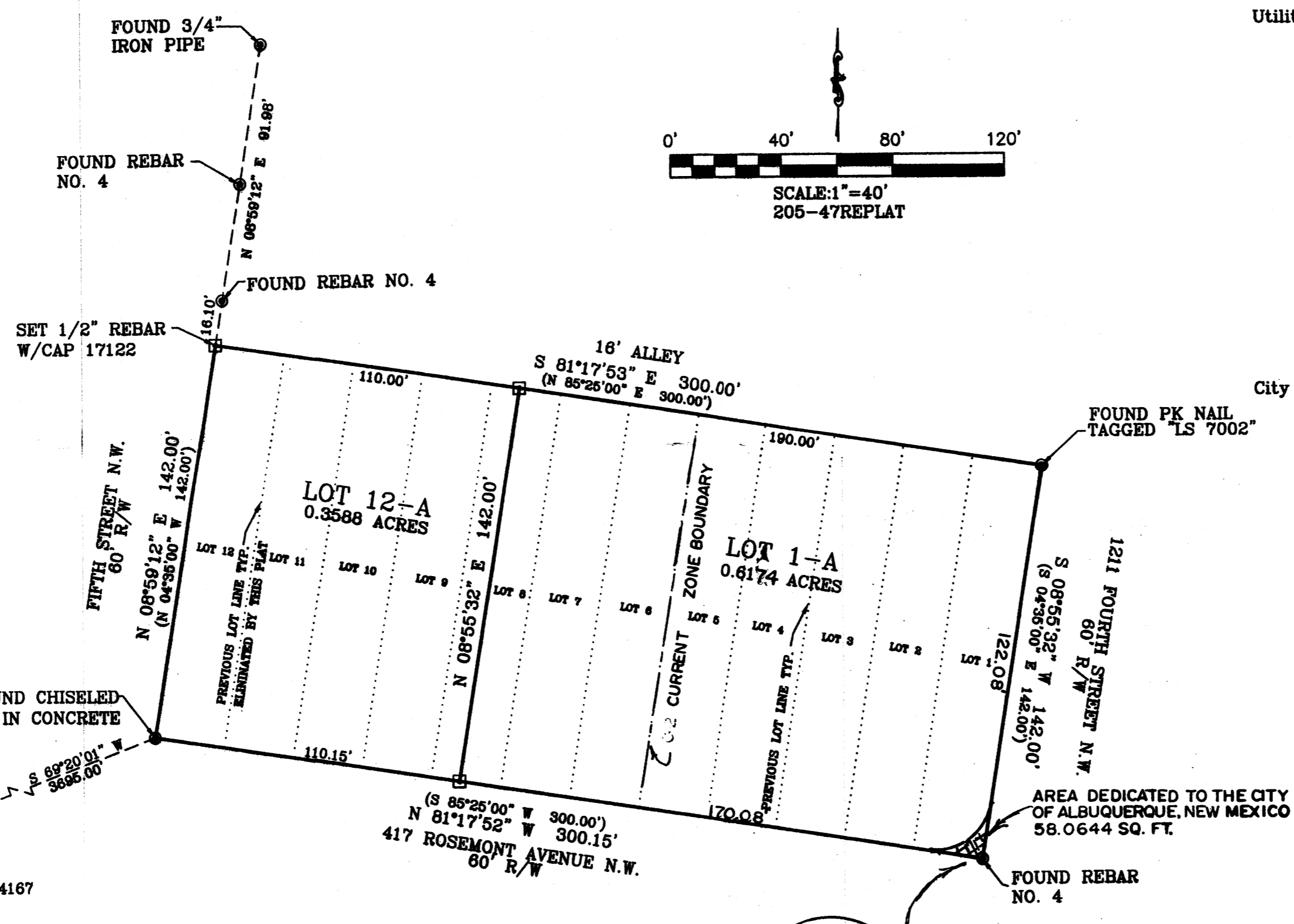
PLAT APPROVAL:

Utility Approvals:

<i>Fernando Virel</i>	9-10-08	Date
PNM Electric Services		
<i>Fernando Virel</i>	9-10-08	Date
PNM Gas Services		
<i>David R. R. R.</i>	9/10/08	Date
Qwest Telecommunications		
<i>Tommy Baker</i>	9.17.08	Date
Comcast		
N/A		
New Mexico Utilities		Date

City Approvals:

<i>J. B. Stahl</i>	8-11-08	Date
City Surveyor		
<i>W. A. S.</i>	8/27/08	Date
Traffic Engineering, Transportation Division		
<i>Roger A. Green</i>	8-27-08	Date
ABCWA		
<i>Christina Sandoval</i>	8/27/08	Date
Parks and Recreation Department		
<i>Bradley A. Brynson</i>	8/27/08	Date
AMAPCA		
<i>Bradley A. Brynson</i>	8/27/08	Date
City Engineer		
<i>Paul Clark</i>	9/17/08	Date
DBS Chairperson, Planning Department		



L=31.34'
R=20.00'
Δ=89°46'36"
CHORD=28.23'
BRG.=S 53°48'50\"/>

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC#: 101405821532821201
PROPERTY OWNER ON RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

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8/8/2008
DATE