

PLAT OF  
**LOTS 14-A AND 15-A, BLOCK 34**  
**PARKLAND HILLS ADDITION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2008

**LEGAL DESCRIPTION**

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 26, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 14, 15, AND A PORTION OF LOT 16, BLOCK 34, PARKLAND HILLS ADDITION, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 15, 1926 IN VOLUME D1, FOLIO 19; TOGETHER WITH 7 FEET OF RIDGECREST DRIVE VACATED BY VACATION ORDINANCE #2480 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 17, 1964 IN BOOK MISC. 45, PAGE 371; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST EASTERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGECREST DRIVE S.E., WHENCE THE CITY OF ALBUQUERQUE CONTROL STATION "6\_K18A" BEARS N39°10'30"E, 4,877.59 FEET DISTANCE; THENCE,

S42°39'20"W, 178.00 FEET DISTANCE TO THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT COMMON TO LOTS 10, 11, 15, 16 AND THE PLAYGROUND AREA, ALL IN BLOCK 34, PARKLAND HILLS ADDITION; THENCE,

N37°49'33"W, 126.75 FEET DISTANCE TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINES OF LAUREL CIRCLE S.E.; THENCE,

N42°39'20"E, 157.04 FEET DISTANCE TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAUREL CIRCLE S.E. AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGECREST DRIVE S.E.; THENCE,

S47°20'40"E, 125.00 FEET DISTANCE TO THE MOST EASTERLY CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 20,940 SQUARE FEET (0.4807 ACRE), MORE OR LESS.

**OWNER'S CERTIFICATION**

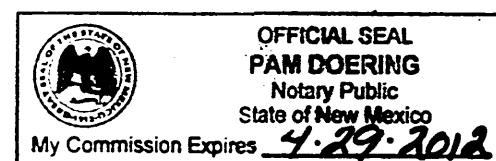
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Rex P. Wilson      08/19/08  
 REX/P. WILSON      DATE

**ACKNOWLEDGEMENT**

STATE OF New Mexico SS.  
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19 DAY OF 8 2008, BY Rex P. Wilson  
 MY COMMISSION EXPIRES: 4-29-2012 Sam Dossing  
 NOTARY PUBLIC



**APPROVED AND ACCEPTED BY:**

_____	DATE _____
CASE NO. _____	
_____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	
_____	DATE _____
CITY ENGINEER	
_____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
_____	DATE _____
WATER UTILITY DEPARTMENT	
_____	DATE _____
PARKS AND RECREATION DEPARTMENT	
<u>[Signature]</u>	<u>8-20-08</u>
CITY SURVEYOR	DATE
_____	DATE _____
AMAFCA	

**SUBDIVISION DATA**

1. FILE NO.:
2. ZONE ATLAS INDEX NO.: L-17-Z
3. GROSS SUBDIVISION ACREAGE: 0.4807 ACRES
4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS
5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
6. DATE OF SURVEY: JUNE 2008
7. TALOS LOG NO.: 2008-09-05-13
8. ZONING: R-1

**PURPOSE OF PLAT**

THE PURPOSE OF THIS REPLAT IS TO ADJUST AN EXISTING LOT LINE AND TO CREATE 2 NEW LOTS FROM 2 EXISTING LOTS AND A PORTION OF THE THIRD LOT.

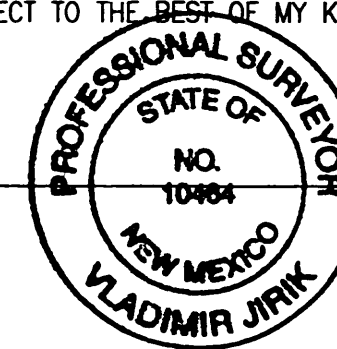
**NOTES**

1. BEARINGS SHOWN ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 DATUM. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA.
2. UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL WITH SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP MARKED "PS 10464".
3. THE PLAT SHOWS ALL EASEMENTS PER RECORDED PLAT AND/OR MADE KNOWN TO THE SURVEYOR BY THE OWNERS, UTILITY COMPANIES AND/OR OTHER PARTIES EXPRESSING AN INTEREST.
4. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THE HOUSE ON LOT 14A EXIST.

**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND 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.

Vladimir Jirik  
 VLADIMIR JIRIK, N.M.S. NO. 10464  
 PROFESSIONAL SURVEYING LLC  
 1102 MARGOLD DRIVE N.E.  
 ALBUQUERQUE, NM 87122  
 TEL. 505 892-4597



DATE AUG 08 2008

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