

# **Vicinity Map**

## SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON ACS CONTROL MONUMENTS 7\_J10, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF LAVALAND ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 15, 1946 IN VOLUME C30, FOLIO 8.
- 6. GROSS AREA: 0.3600 ACRES
- 7. NUMBER OF EXISTING LOTS: 2
- 8. NUMBER OF LOTS CREATED: 2
- 9. 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

### **LEGAL DESCRIPTION**

Lot One (1) and Lot Thirty-One (31) in Block Lettered "U" of LAVALAND ADDITION, an Addition to the City Of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1946 in Volume D, Folio 43; being more particularly described as follows:

Beginning at the southwest corner of the herein described tract, being the intersection of the easterly line of Dolores Drive with the northerly line of Cloudcroft Place, whence City of Albuquerque Control Station "7\_J10" having New Mexico State Plane Coordinates of Central Zone, NAD 1983) X=1,488,821.059 and Y=1,502,616.272 bears S 85°06'23" W, a distance of 1782.96 feet running thence N 15°06'00" W, along the easterly line of Dolores Drive, a distant of 60.00 feet to the northwest corner; thence N 74°54'00" E, a distance of 265.00 feet to the northeast corner, being a point on the westerly line of 57th Street; thence S 15°06'00" E, along the westerly line of 57th Street, a distance of 60.00 feet to the southeast corner, being a point on the northerly line of Cloudcroft Place; thence S 74°54'00" W, along the northerly line of Cloudcroft Place, a distance of 265.00 feet to the southwest corner and place of beginning containing 0.3600 acres more or less.

### **FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO I 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 AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Ruth	W. Adams by Many At	April DATE: 11/05/08
OWNER(S) PRINT NAME: Kuth	W. Adams by Natrey A	MOUT
ADDRESS: 5701 Choude A	EOCT PL N.W /	TRACT:
ACKNOWLEDGMENT	OFFICIAL SEAL	
STATE OF NEW MEXICO )	Sarah Amato	<i>:</i>
).SS (	NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires:	
THIS INSTRUMENT WAS ACKNOWLED	GED BEFORE ME THIS _2 DA	YOF JOYEMBER , 2008
BY: BUH W. ADAMS PO		2 1 1
MY COMMISSION EXPIRES:		aual Normato
10-01-09	N	IOTARY PUBLIC

# PLAT OF LOTS 1-A & 31-A, BLOCK U LAVALAND ADDITION

PROJECTED SECTIONS 14, T. 10 N., R 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2008
SHEET 1 OF 2

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE BETWEEN TWO (2) EXISTING LOTS CREATING TWO NEW LOTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO:	APPLICATION NO:
ILBA	at	11-10-08
CITY SURVEYOR		DATE
••		
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		PATE
CITY ENGINEER		DATE
•		
DOR CHAIRDERSON	PLANNING DEPARTMENT	DATE

# SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Medico, do hereby certify that this plat and description were prepared by me or under my supervision, shows eli tesements as shown on the plat of record or made known to me by the owners and/or 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 Ordinates, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is truit & correct to the best of my knowledge and belief.

Anthony L. Henris
New Marine Professional Support 11452

<u>/ひ- 2 3- 0 8</u> Date

New Mexico Professional Surveyor, 11463

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO

PHONE: (505) 998-0303 FAX: (505) 998-0305

T10N R2E SEC. 14

