

Vicinity Map Zone Atlas K-17-Z

n.t.s.

Purpose of Plat

- 1.) COMBINE VACATED RIGHT-OF-WAY AND LOT 1-A.
- 2.) ELIMINATE LOT LINES AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.2857 ACRES
 ZONE ATLAS PAGE NO. K-17-Z
 NUMBER OF EXISTING LOTS 1 LOT
 NUMBER OF LOTS CREATED 1
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE 0
 NUMBER OF TRACTS CREATED 0
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.00
 DATE OF SURVEY. JANUARY 2009
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2008531672
 ZONING. CCR-2

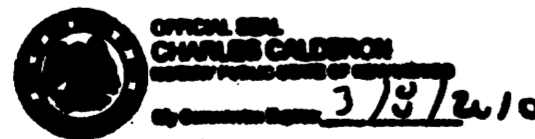
Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO, THE LAND SUBDIVIDED.

David Sandoval 1-16-09
 DAVID SANDOVAL, OWNER DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-16-09
 BY DAVID SANDOVAL, OWNER

Charles Calderon 3/8/2010
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 23, Township 10 North, Range 3 East
 Subdivision: Mesa Grande Addition
 Owner: David Sandoval

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLATE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Legal

LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED SIX (6) OF THE MESA GRANDE 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 16, 1995 AND A VACATED PORTION OF CENTRAL AVENUE SE ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH CHISELED "X" IN CONCRETE, ALSO BEING THE NORTHWEST CORNER OF THE ADJOINING LOT 5, OF MESA GRANDE ADDITION, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE SE;

THENCE, LEAVING SAID POINT OF BEGINNING AND SAID RIGHT-OF-WAY, S 07°36'27" W, A DISTANCE OF 124.25 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, N 82°30'05" W, A DISTANCE OF 100.10 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF SIERRA AVENUE SE, MARKED WITH A BATHEY MARKER WITH CAP STAMPED "LS 14271";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 07°37'50" E, A DISTANCE OF 124.48 FEET TO THE NORTHWEST CORNER OF SUBJECT PROPERTY, MARKED WITH A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, S 82°22'11" E, A DISTANCE OF 100.05 TO THE POINT OF BEGINNING CONTAINING 0.2857 ACRES (12,446 SQ. FT.) MORE OR LESS.

Plat of
Lot 1-A-1, Block 6
Mesa Grande Addition
 comprising of
Lot 1-A, Block 6, Mesa Grande Addition
 and a Portion of Vacated Right-of-Way
 of Central Avenue SE
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2009

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

<i>[Signature]</i> City Surveyor	1-16-09 Date
_____ Traffic Engineer, Transportation Division	_____ Date
_____ ABCWUA	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ AMAFCA	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date
_____ Real Property Division	_____ Date
Utility approvals:	
_____ PNM Electric Services	_____ Date
_____ PNM Gas Services	_____ Date
_____ Qwest Telecommunications	_____ Date
_____ Comcast	_____ Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND 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 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 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 1/15/09
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

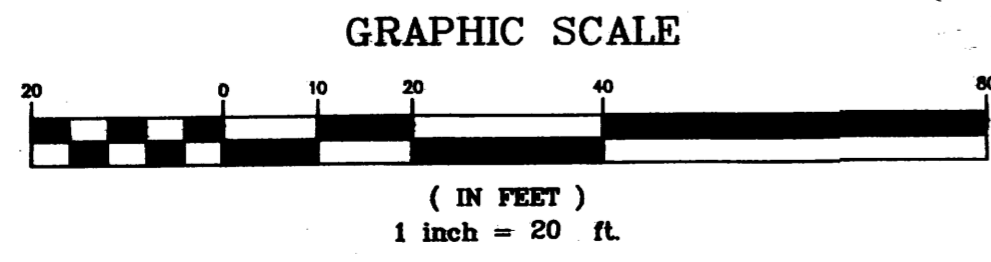
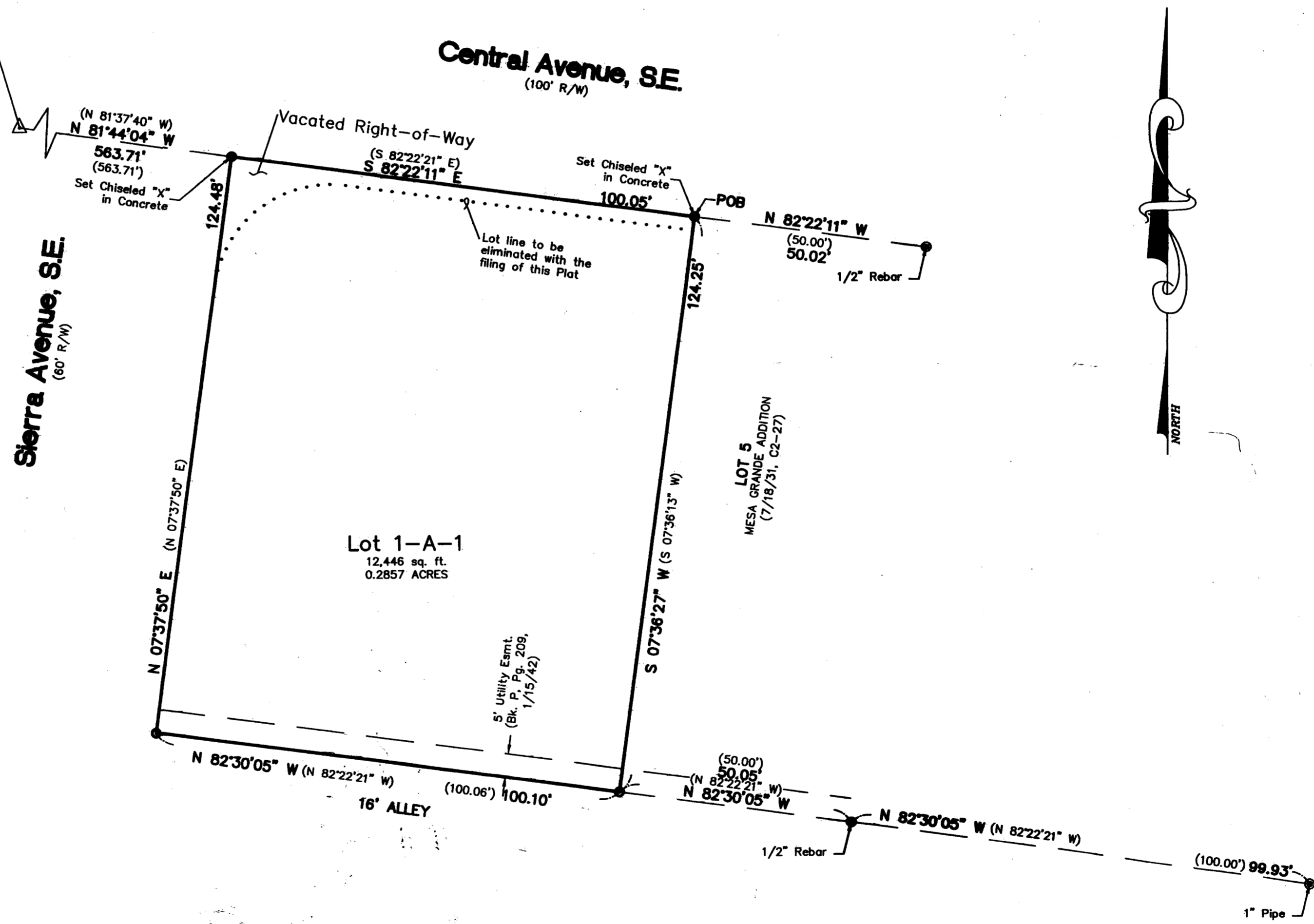


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Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "5-K17A"
 NAD 1983 CENTRAL ZONE
 X=1535891.429
 Y=1484259.419
 Z=5222.211 (NAVD 1988)
 G-G=0.999666619
 Mapping Angle=-0°12'02.83



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Purpose of Plat

- 1.) COMBINE VACATED RIGHT-OF-WAY AND LOT 1-A.
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NUMBER OF EXISTING LOTS.....	1 LOT
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AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....	0
NUMBER OF TRACTS CREATED.....	0
MILES OF FULL WIDTH STREETS.....	0.00
MILES OF HALF WIDTH STREETS.....	0.00
STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE.....	0.00
DATE OF SURVEY.....	JANUARY 2009
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.....	2008531672
ZONING.....	CCR-2

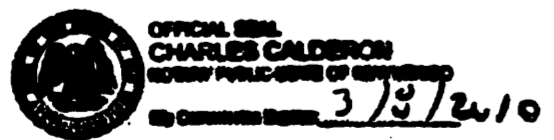
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Charles Calderon 3/8/2010
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 23, Township 10 North, Range 3 East
 Subdivision: Mesa Grande Addition
 Owner: David Sandoval

DOC# 2009014421

02/11/2009 03:10 PM Page: 1 of 2
 PLAT R: \$12.00 B: 2009014421 P: 0825 H: Toulous Olivares, Bernalillo Cou

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Project Number 1007581

Application Number 09-70015

City approvals:

<i>[Signature]</i> City Surveyor	1-16-09 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	01-28-09 Date
<i>[Signature]</i> ABCWUA	1-28-09 Date
<i>[Signature]</i> Christina Sandoval Parks and Recreation Department	1/28/09 Date
<i>[Signature]</i> Bradley d. Bingham AMAECA	1/28/09 Date
<i>[Signature]</i> Bradley d. Bingham City Engineer	1/28/09 Date
<i>[Signature]</i> Chairperson, Planning Department	02-11-09 Date
<i>[Signature]</i> Real Property Division	1-28-09 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10075810204002
 PROPERTY OWNER OF RECORD:
 SANDOVAL DAVID
 BERNALILLO COUNTY TREASURER'S OFFICE
 2-11-09

Solar Collection Note

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 WILL PLOTNER JR. DATE
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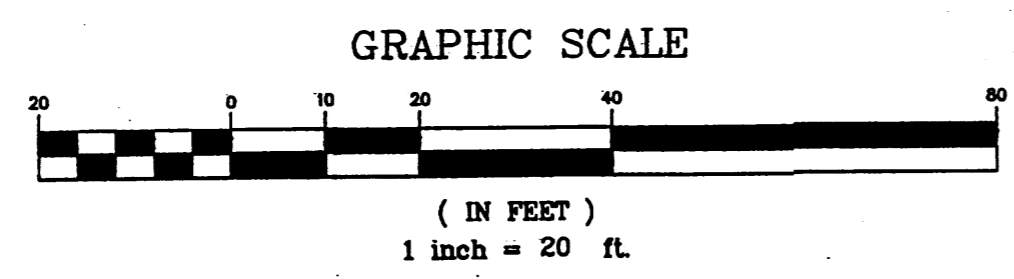
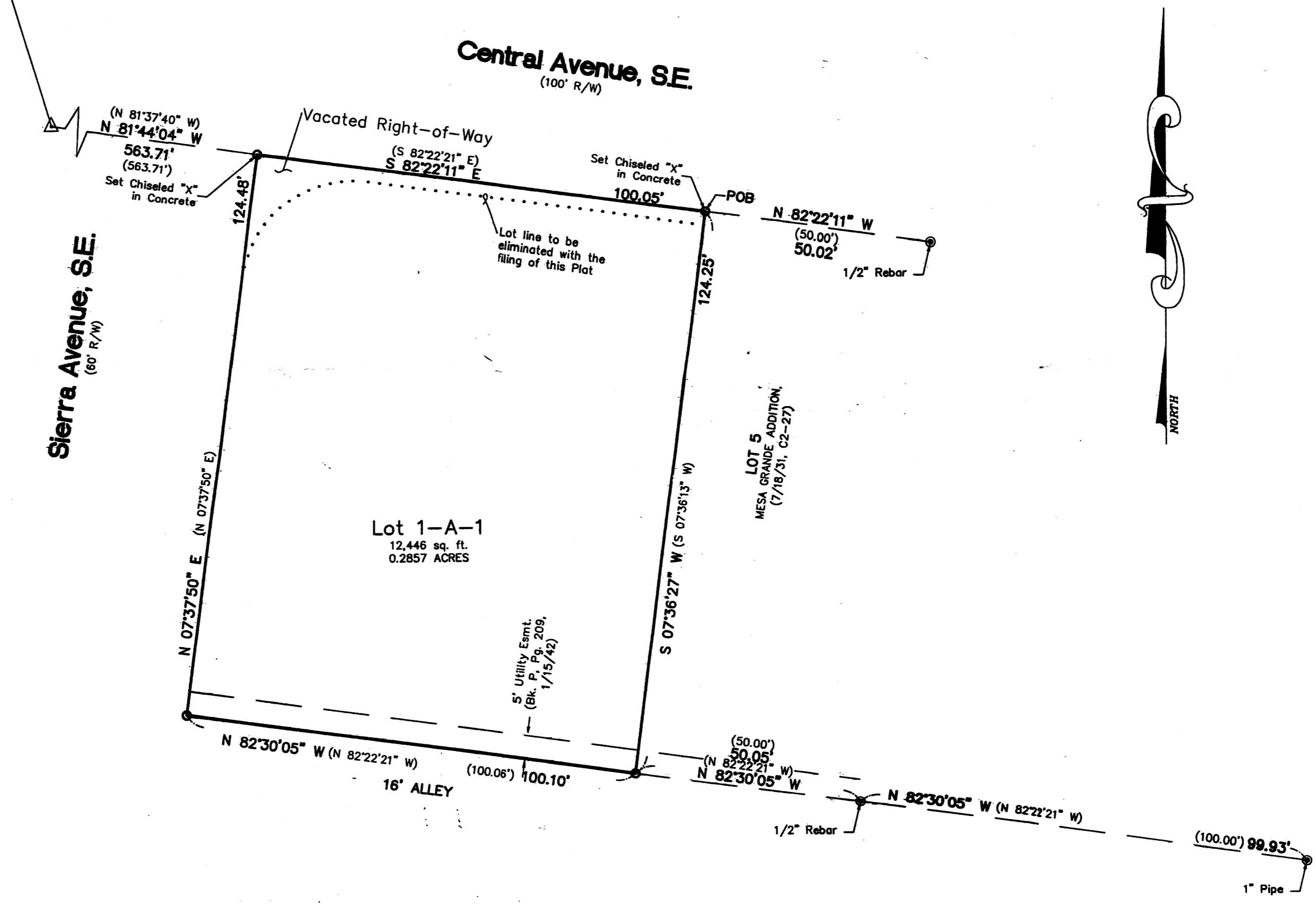


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