

PLAT OF LOT 24-A, BLOCK 55 RAYNOLDS ADDITION

W WITHIN TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITYMOF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO APRIL, 2009

1007675 PROJECT NUMBER: APPLICATION NUMBER: 09 DRB - 70138

UTILITY APPROVA	ALS:	
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JUBLIO SERVICE	COMPANY OF NEW MEXICO	DATE
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TRAFFIC ENGINEE	RING. THA ISPORTATION DIVISION	4-22-09
ABCWUA		DATE
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PARKS AND REC	REATION DEPARTMENT	46\22/09
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CITY ENGINEER	0/1	DATE
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DRB CHAIRPERSO	ON, PLANNING DEPARTMENT	DATE PUBLIC UTILITY EASEMENTS
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04/22/2009 10:45 AM Page: 1 of 1 PLAT R:\$7.00 B: 2009C P: 0062 M. Toulous Olivere, Bernalillo Count

SURVEYORS CERTIFICATE: STATE OF NEW MEXICO) S.S. Maximum.
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ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

AND THE

GIVEN UNDER MY HAND, AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 674 DAY OF ADEL 2009.

TIPET SURVEYING, INC. PHONE: (506) 889-86 PHONE: (605) 889-8058



SU-2700 %_ RIO GRANDE ZOO VICINITY MAP No. K-13

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK NUMBERED FIFTY-FIVE (55) OF THE SUPPLEMENTAL PLAT OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 24, 1924 IN VOLUME D1, FOLIO 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF STOVER AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL STATION '8-L13' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,518,508.493 AND Y=1,481,048.910 BEARS S 15°35'40' E, A DISTANCE OF 3669.14 FEET RUNNING THENCE N 80.55.39 W, ALONG THE NORTHERLY LINE OF STOVER AVENUE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF 11TH STREET; THENCE N 09°04'21' E, ALONG THE EASTERLY LINE OF 11TH STREET, A DISTANCE OF 142.00 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF A 16 FOOT PUBLIC ALLEY, THENCE S 80°55'39' E, ALONG THE SOUTHERLY LINE OF A 16 FOOT PUBLIC ALLEY, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER,

THENCE S 09°04'21' W, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING

CONTAINING 0.1630 ACRES MORE OR LESS PUBLIC ALLEY CURVE TABLE NUMBER DELTA ANGLE CHORD DIRECTION RADIUS ARC LENGTH CHORD LENGTH C1 90°00'00' S 35°55'39' E 20.00 31.42 28.28 LOT 24-A 0.1630 PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 23 AND 24 INTO 1 LOT, GRANT ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN. **GENERAL NOTES:** 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD. 3: TOTAL AREA OF PROPERTY: ______O.1630___ ACRES. 4: TALOS LOG NO. __2009011203 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983. 6: DISTANCES ARE GROUND, BEARINGS ARE GRID. AVENUE 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. 8: DATE OF FIELD WORK: APRIL, 2009 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT FREE CONSENT ACS STATION "8-L13" THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT X=1,518,508.493 AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED Y=1,481,048.910 OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR GRD TO GRID=0.999683861 DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE $\triangle \propto = -00^{\circ} 14' 02.76"$ CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE CENTRAL ZONE, NAD 1983 TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE W/WARRANTY COVENANTS DIRK EDMONDS ACKNOWLEDGMENT STATE OF NEW MEXICO) S.S. THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON COUNTY OF BERNALILLO) OFFICIAL SEAL

PLAT OF

LOT 24-A, BLOCK 55 RAYNOLDS ADDITION

WITHIN

TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **APRIL. 2009**

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UTILITY APPROVALS:	
PUBLIC SERVICE COMPANY OF NEW MEXIC	O DATE
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**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
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TRAFFIC ENGINEERING, TRANSPORTATION E	DIVISION DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
	<u>-</u>
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMEN	T DATE
	PUBLIC UTILITY EASEMENTS
	PUBLIC LITELTY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following: A-public Service Company of New Medoc, a New Medoc corporation, (PNM Electric) for installation, mointenance, and service of overhead and underground electrical lines.
	Installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services. B. New Mexico Gas Company, Inc., ("NMGC") a Delaware corporation, for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services. C. [QMEST] for the installation, maintenance, and service of such lines, cable, and
	services.
	D. [COMCAST] or the installation, maintenance, and service of such lines, asble, and other related equipment and facilities researchly necessary to provide Cable services included, in the right to build, rebuild, construct, reconstruct, leades, releases, change, remove, replaces, modify, renew, operate and maintain facilities for purposes described above, together with five access to, from, and over said essements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shube or bushes which interfere with the purposes set forth broth. No building and (chargement or expectation) but the expectation of the
,	sufficient working area space for electric transformers, with the right and privilege to trim and rumove trees, shrube or bushes which interfere with the purposes set forth hereit. No building, pool (aboveground or subsurface), hot tub, concrete or wood pool deciding and the subsurface).
	thin don time trees, and the creation interfere with the purposes set forth herein. No building, pool (choverground or subsurface), hot tub, concrete or wood pool deciding, or other structure shall be erected or constructed on said easements, nor shall only well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Sofety Code by construction of pools, deciding, or any structures adjacent to or near easements shown on this plet.
	Marian Anna Anna Anna Anna Anna Anna Anna A

SURVEYORS CERTIFICATE: STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

TOWN BY THE STATE OF NEW MEXICO.	3.2
GIVEN UNDER MY HAND, AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 6th DAY OF ADTIL 2009.	
aukony L. 2/	
ANTHONY L. HARRIS P.S. # 11463	
TITLE HARRIS SURVEYING INC. PHONE: (505) 889-805	s :

ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

BY: DIRK EDMOND.

MY COMMISSION EXPIRES:// 30-20/2 BY:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

, DAY OF APRIL

Judy M. Hornbeck NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: