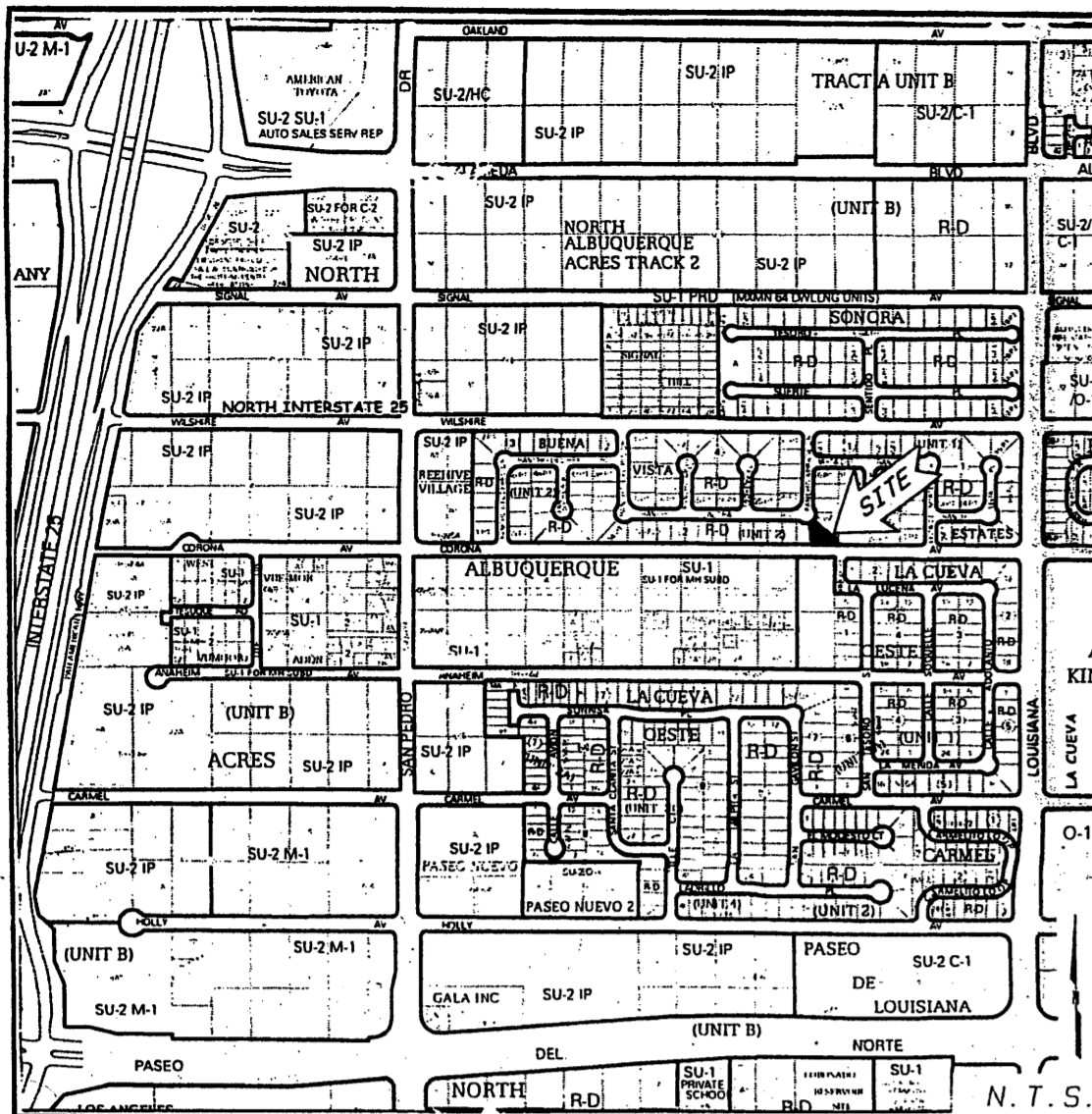


CASE NO. \_\_\_\_\_

# PLAT OF LOT 20-A-P1, BLOCK 2 BUENA VISTA ESTATES UNIT 2

PROJECTED SECTION 13, T 11 N, R 3 E, NMPM, ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY, 2007



VICINITY MAP  
ZONE ATLAS C-18-Z

A. C. S. MONUMENT  
10-C18  
N=1,524,061.42  
E=402,319.45  
GRID FACTOR=0.9996613  
DELTA ALPHA=00°11'18"  
NAD 1927, CENTRAL ZONE



RANCHO LADERA RD. NE  
R.O.W. VARIES  
CUL-DE-SAC, R=40.00'

(BASIS OF BEARINGS)  
N89°45'30"W  
632.02'  
(632.00')

TIE: 87.68'  
33°11'W

C1  
BK 97C, FOLIO 314

10' P.U.E.  
BK 97C, FOLIO 314

10' P.U.E.  
BK 97C, FOLIO 314

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10' P.U.E.  
BK 97C, FOLIO 314

10' P.U.E.  
BK 97C, FOLIO 314

### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE THE 10' PUBLIC UTILITY EASEMENT ON THE REAR OF THE LOT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. \_\_\_\_\_  
PROPERTY OWNER OF RECORD \_\_\_\_\_  
BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_

### CITY APPROVALS

CITY SURVEYOR	8-13-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

### UTILITY APPROVALS

P.N.M. GAS SERVICES	4/23/2006
P.N.M. ELECTRICAL SERVICES	4/23/2006
QUEST COMMUNICATIONS	5-12-08
COMCAST CABLE	4-23-08

### LEGAL DESCRIPTION

LOT TWENTY-P-ONE (20-P1) IN BLOCK NUMBERED TWO (2) OF THE PLAT FOR BUENA VISTA ESTATES UNIT II, 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 OCTOBER 22, 1997 IN PLAT BOOK 97C, FOLIO 314.

### FREE CONSENT

SURVEYED AND REPLATED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 20-A-P1, BUENA VISTA ESTATES UNIT 2, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED OWNERS WARRANT THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

*Stephen Slusser* 8/1/07 DATE  
STEPHEN SLUSSER  
*Diane Slusser* 8/1/07 DATE  
DIANE SLUSSER

### NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August 2007.

BY: *Stephen Slusser & Diane Slusser*  
MY COMMISSION EXPIRES: 11-2-2010

### SUBDIVISION DATA/NOTES

- ALL CORNERS SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS AND ARE BASED ON SUBDIVISION CENTERLINE MONUMENTS.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- GROSS ACREAGE = 0.1897 ACRES (8,261.42 SQUARE FEET).
- NUMBER OF EXISTING TRACTS = 1.
- EXISTING ZONING IS R-D.
- TALOS LOG NO. 2007241316
- DRB VACATION NUMBER \_\_\_\_\_

LOT 20-A-P1  
0.1897 AC  
8,261.42 SQ FT

CORONA AVE. NE  
60' R.O.W. (VARIES)

• SET 1/2" REBAR W/CAP LS13240

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	40.00' (40.00')	24.51' (24.51')	35°06'29" (35°06'29")	24.13' (24.13')	N56°10'42"E (N56°10'42"E)

Note: PNM'S INTEREST IN THE 10' P.U.E. BEING VACATED BY THIS PLAT WAS RELEASED/QUITCLAIMED BY PNM UNDER THE "QUITCLAIM OF EASEMENT" FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 11/06/2006 IN BOOK-A126, PG-8422 (DOC.# 2006168878).

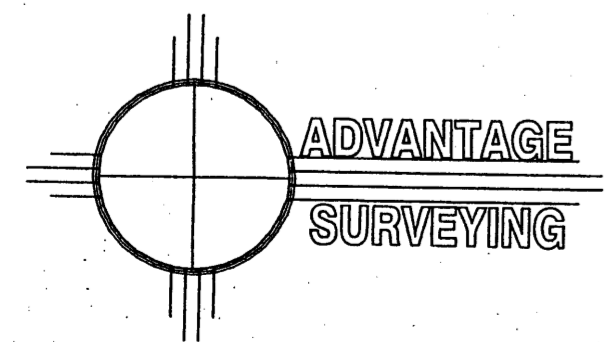
### SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 (EFFECTIVE NOVEMBER 1, 1999 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Michael T. Shook*  
MICHAEL T. SHOOK  
NMLS NO. 132470

7-23-07  
DATE



243-1212 OFFICE  
240-0833 FAX

SCALE 1" = 20'  
DATE 06/04/2007  
PROJECT L07-1231