

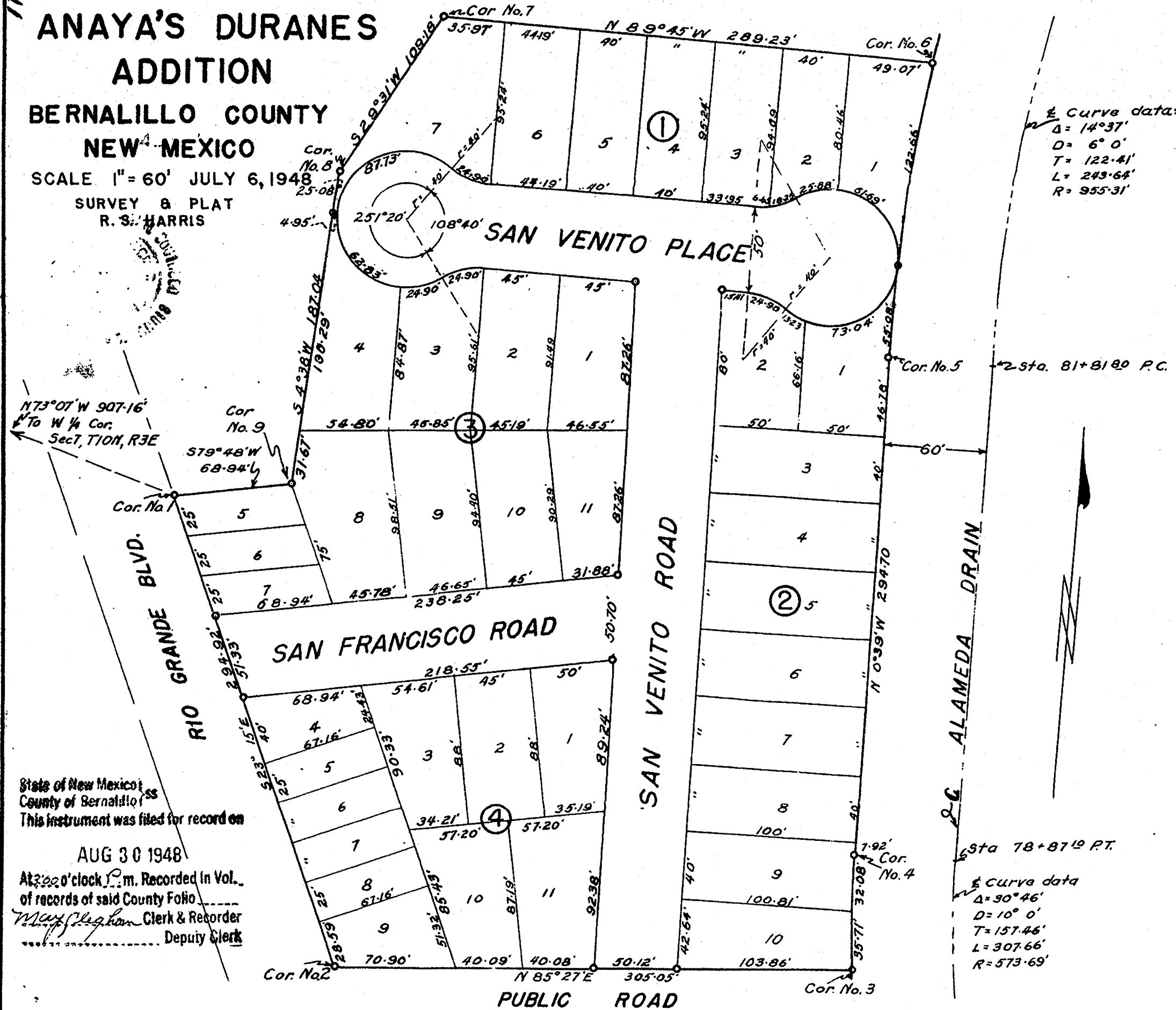
ANAYA'S DURANES
ADDITION

BERNALILLO COUNTY
NEW MEXICO

SCALE 1"=60' JULY 6, 1948

SURVEY & PLAT
R. S. HARRIS

Curve data:
Δ=14°37'
D=6°0'
T=122.41'
L=243.64'
R=955.31'



State of New Mexico
County of Bernalillo ss
This instrument was filed for record on

AUG 30 1948

At 2:20 o'clock P.M. Recorded in Vol.
of records of said County Folio
May Cleghorn Clerk & Recorder
Deputy Clerk

The above and foregoing subdivision of that certain tract of land situate in School District No. 13, Section 7, T10N, R3E, Bernalillo County, New Mexico, being bounded on the north by Rice's Duranes Addition No. 2, on the east by the Alameda Drain, on the south by a public road, and on the west by Rio Grande Boulevard, being identified as tract 223 on 19000 Property Map No. 35, and being more particularly described as follows:
Beginning at a point, corner No. 1, the northwest corner of said tract, from which corner the west one-quarter corner of Section 7, T10N, R3E, Bernalillo County, New Mexico, bears N 73°07' W a distance of 907.16 feet, thence S 23°15' E a distance of 294.92 feet; thence N 85°27' E a distance of 305.05 feet; thence around a curve to the right of radius 333.69 feet a distance of 67.79 feet (chord bears N 3°55' W 67.75 feet); thence N 0°39' W a distance of 294.70 feet; thence around a curve to the right of radius 1415.31 feet a distance of 177.74 feet (chord bears N 4°10' E 177.50 feet); thence N 89°45' W a distance of 289.23 feet; thence S 29°31' W a distance of 109.18 feet; thence S 4°58' W a distance of 147.04 feet; thence S 79°48' W a distance of 68.94 feet to the point of beginning and subdivided as the same appears hereon, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.
STATE OF NEW MEXICO)
County of Bernalillo ss
On this 8th day of July, 1948, before me, a notary public in and for said county personally appeared Rafael G. Anaya and Ester G. Anaya, his wife, to me known to be certain of the persons described in and who executed the above and foregoing instrument, and acknowledged that they executed the same as their free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 1948.

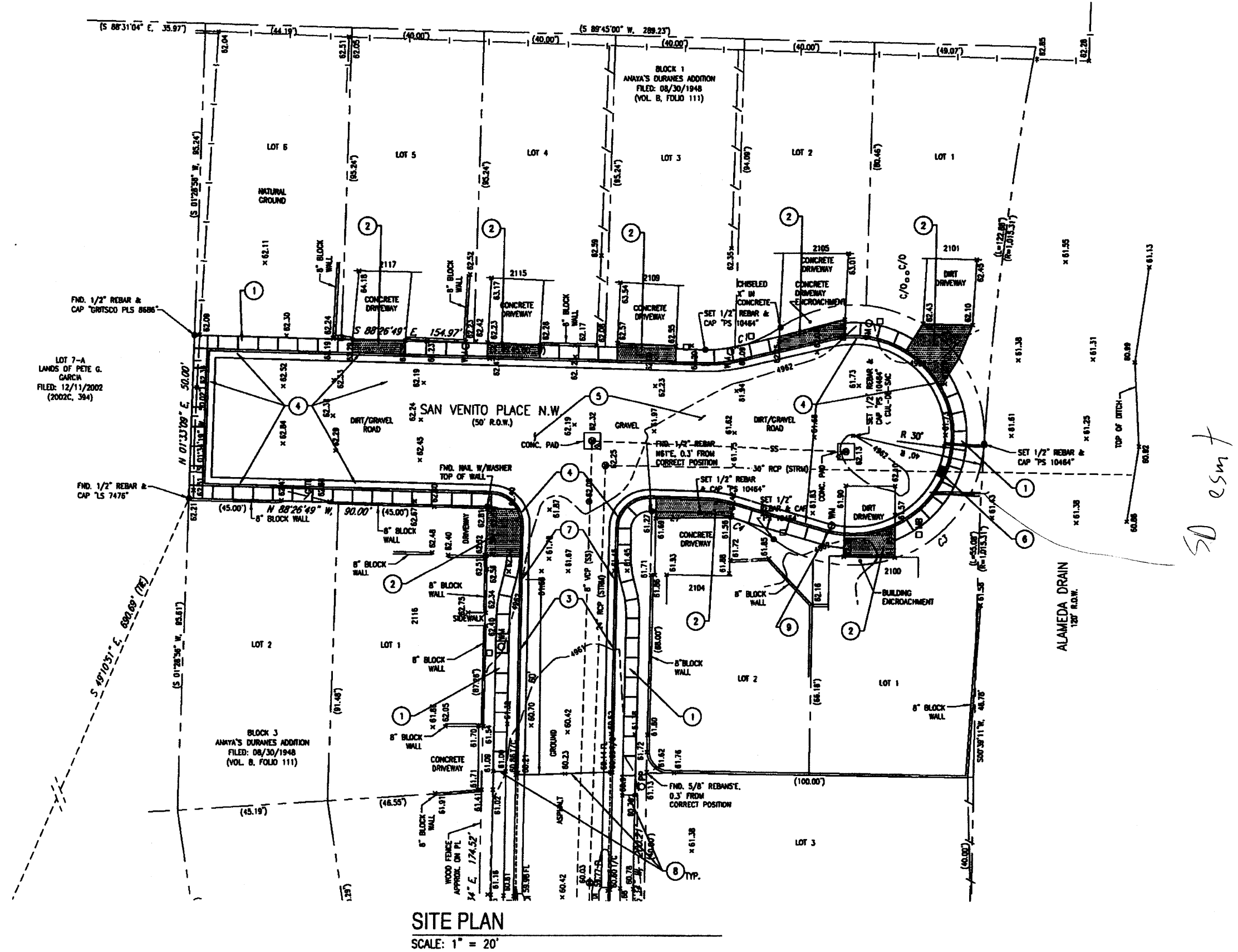
My Commission expires Sept 9 1950.

I, E. O. Betts, City Engineer of the City of Albuquerque, New Mexico, do hereby certify that I have examined the above subdivision of ANAYA'S DURANES ADDITION and approved the same this 4th day of Aug., 1948.

I, Ida V. Malone, City Clerk of the City of Albuquerque, New Mexico, do hereby certify that the above subdivision of ANAYA'S DURANES ADDITION was approved by the City Commission of said city at its meeting of August 24, 1948.

I, C. B. Beyer, County Surveyor of Bernalillo County, New Mexico do hereby certify that I have examined the above subdivision of ANAYA'S DURANES ADDITION and approved the same this 20th day of July, 1948.

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, do hereby certify that the foregoing plat was approved and accepted for filing by the Board of County Commissioners of said county at its meeting of August 2, 1948.



SITE PLAN
SCALE: 1" = 20'

PRELIMINARY
NOT FOR
CONSTRUCTION



KEY NOTES ○

1. PLACE NEW 4' WIDE CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE (COA) STANDARD DRAWING 2430.
2. PLACE NEW CONCRETE DRIVEPAD SIMILAR TO COA STD. DWG. 2421. CLEAN EXISTING DRIVEPAD AND SAWCUT AS NECESSARY TO MAKE A CLEAN JOINT, BUTT NEW DRIVEPAD UP TO EXISTING DRIVEPAD AND MATCH EXISTING GRADE.
3. PLACE NEW STANDARD CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
4. PLACE NEW ROLL TYPE MOUNTABLE CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
5. PLACE 3" ASPHALT PAVEMENT PER COA STD. DWG. 2405A. BUTT UP TO EXISTING ASPHALT PAVEMENT, SAW CUT AS NECESSARY FOR A SMOOTH, CLEAN JOINT.
6. INSTALL NEW STORM INLET, TYPE SINGLE "D" PER COA STD. DWG. 2208. TIE INTO EXISTING 30" RCP.
7. BEGIN TRANSITION FROM STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER.
8. MATCH ELEVATION OF EXISTING SURFACE.
9. RELOCATE EXISTING WATER METER AND PLACE IT BEHIND THE BACK OF CURB. INSTALL PER COA STD. DWG. 2361.

GENERAL NOTES

1. ALL VALVE BOXES, WATER METER BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO MATCH GRADE IN THE AREA OF PROPOSED WORK.

LEGEND

- PP POWER POLE
- DI DROP INLET
- ⊗ FH FIRE HYDRANT
- WM WATER METER
- MANHOLE
- △ CONTROL POINT
- × 61.57 SPOT ELEVATION
- FENCE
- PROPERTY LINE
- - - 8" VCP (SS) - - - EXISTING SANITARY SEWER
- - - 24" RCP (STOM) - - - EXISTING STORM DRAIN

DMJM H&N AECOM
201 THIRD STREET NW, SUITE 600
ALBUQUERQUE, NEW MEXICO 87102



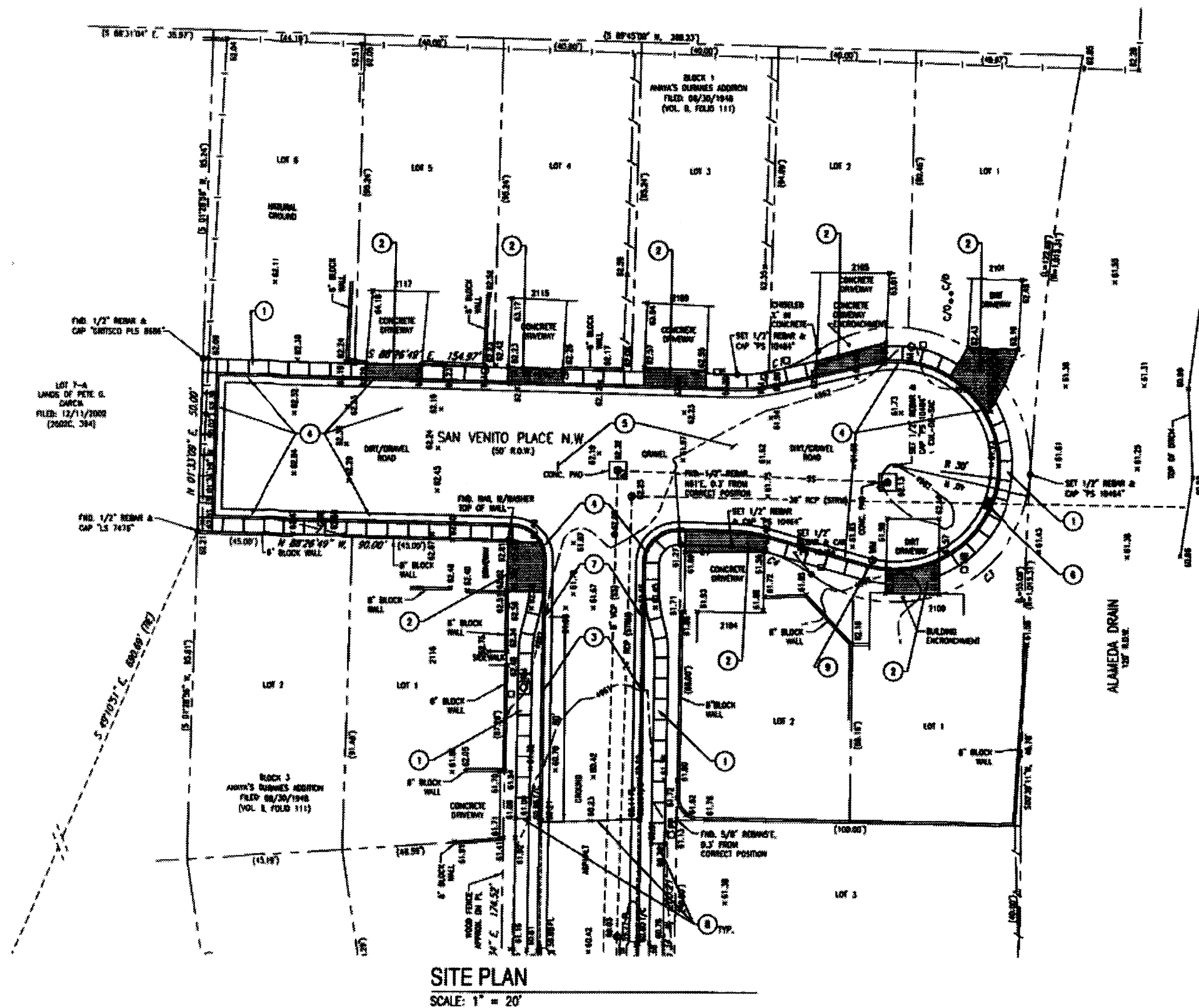
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SAN VENITO PL. NW STREET IMPROVEMENTS
SITE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DATE	REMARKS	BY	DATE
			REVISIONS		
			DESIGN		
DESIGNED BY					
DRAWN BY					
CHECKED BY					

CITY PROJECT NO. 6099 ZONE MAP NO. H-13 SHEET 1 OF 1

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	AS CONTROL STATION	7.107' NEW MEXICO STATE PLANE	NO.	BY	NO.	BY		
DESIGNED BY	DATE	CENTRAL ZONE, MAP 83							
ACCEPTANCE BY	DATE	I = 83163.142, Y = 146777.837, G = 5 = 1000000.000							
FIELD CHECKED BY	DATE	ELEVATION (MMS, MMS) = 406.34							
REVISION BY	DATE								
MICRO-FILM INFORMATION									
RECORDED BY	DATE								
NO.	DATE								



**PRELIMINARY
NOT FOR
CONSTRUCTION**














KEY NOTES ○


1. PLACE NEW 4' WIDE CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE (COA) STANDARD DRAWING 2430.
2. PLACE NEW CONCRETE DRIVEPAD SIMILAR TO COA STD. DWG. 2421. CLEAN EXISTING DRIVEPAD AND SAWCUT AS NECESSARY TO MAKE A CLEAN JOINT, BUTT NEW DRIVEPAD UP TO EXISTING DRIVEPAD AND MATCH EXISTING GRADE.
3. PLACE NEW STANDARD CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
4. PLACE NEW ROLL TYPE MOUNTABLE CONCRETE CURB AND GUTTER PER COA STD. DWG. 2415A.
5. PLACE 3" ASPHALT PAVEMENT PER COA STD. DWG. 2405A. BUTT UP TO EXISTING ASPHALT PAVEMENT, SAW CUT AS NECESSARY FOR A SMOOTH, CLEAN JOINT.
6. INSTALL NEW STORM INLET, TYPE SINGLE "D" PER COA STD. DWG. 2206. TIE INTO EXISTING 30" RCP.
7. BEGIN TRANSITION FROM STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER.
8. MATCH ELEVATION OF EXISTING SURFACE.
9. RELOCATE EXISTING WATER METER AND PLACE IT BEHIND THE BACK OF CURB. INSTALL PER COA STD. DWG. 2361.

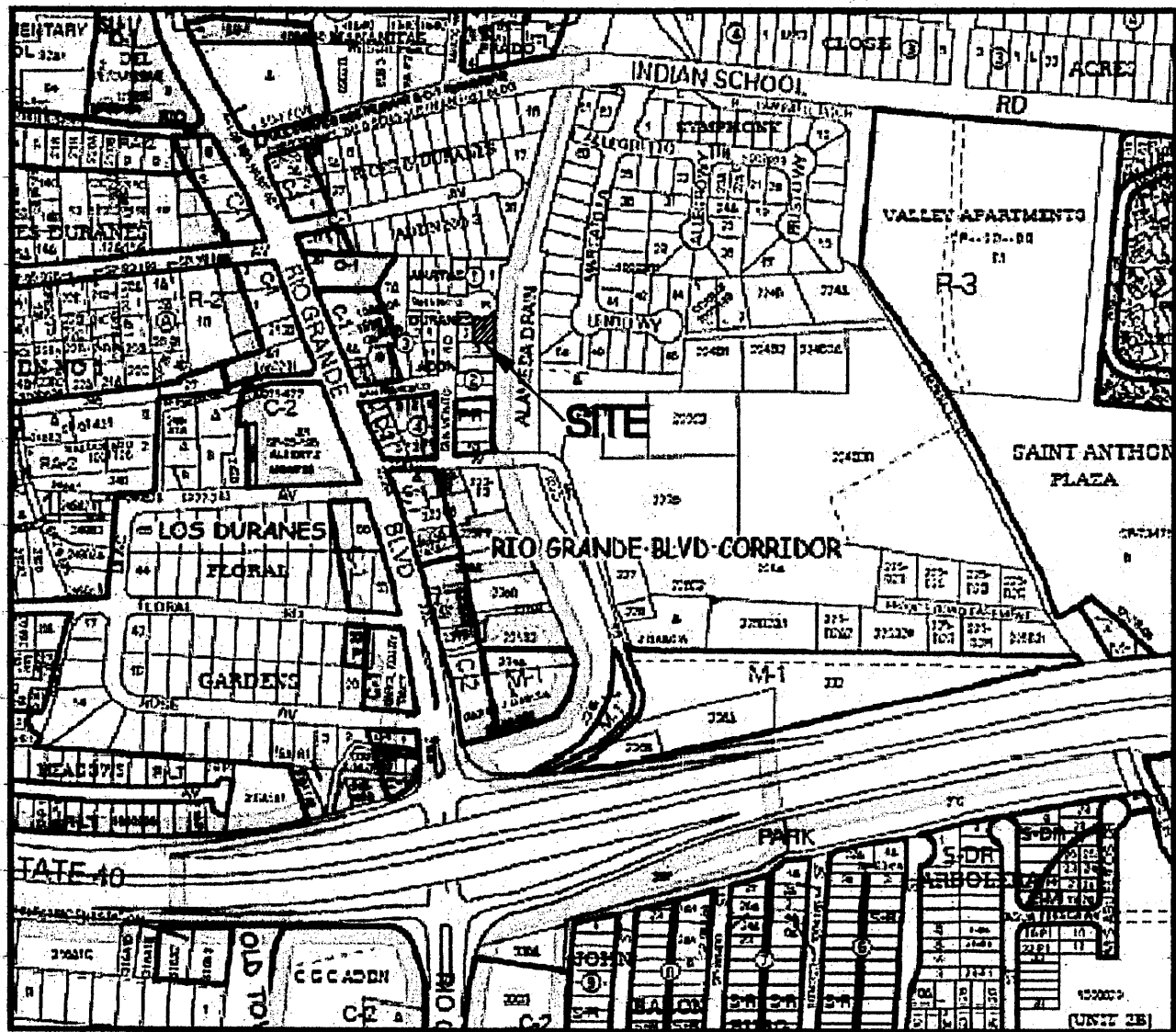
GENERAL NOTES

1. ALL VALVE BOXES, WATER METER BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO MATCH GRADE IN THE AREA OF PROPOSED WORK.

LEGEND

- | | |
|---------------------------------------------------------------------------------------|-------------------------|
|  | POWER POLE |
|  | DROP INLET |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | MANHOLE |
|  | CONTROL POINT |
|  | SPOT ELEVATION |
|  | FENCE |
|  | PROPERTY LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM DRAIN |

DMJM H&N		NO. DATE		DESIGNED BY	
201 THIRD STREET NW, SUITE 600 ALBUQUERQUE, NEW MEXICO 87102		NO. DATE		DRAWN BY	
		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
SAN VENTO PL. NW STREET IMPROVEMENTS SITE PLAN					
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		NO. DATE / REV. NO. DATE / REV.	
		LAST DESIGN UPDATE			
CITY PROJECT NO. 6099		ZONE MAP NO. H-13		SHEET 1 OF 1	



Vicinity Map Zone Atlas H-13-Z n.t.s.

Purpose of Plat

1. VACATE PUBLIC RIGHT OF WAY.
2. GRANT UTILITY EASEMENTS.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2009.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "8_H13" HAVING AN ELEVATION OF 4963.168' (NAVD 1988).
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, ALBUQUERQUE GRANT.

Free Consent

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

RACHEL A PRYKE
ASSET MANAGER - HOME LOAN SERVICES
SINGLESOURCE PROPERTY SOLUTIONS

DATE

Acknowledgment

STATE OF _____ } SS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY

RACHEL A PRYKE

NOTARY PUBLIC

MY COMMISSION EXPIRES

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY

DATE

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 (1) IN BLOCK NUMBERED TWO (2) OF ANAYA'S DURANES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 30, 1948.

Subdivision Data

GROSS ACREAGE 0.0922 ACRES
ZONE ATLAS PAGE NO. H-13-Z
NUMBER OF EXISTING TRACTS 1
NUMBER OF TRACTS CREATED 1
NUMBER OF TRACTS ELIMINATED 0
MILES OF FULL WIDTH STREETS 0.00
MILES OF HALF WIDTH STREETS 0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0
DATE OF SURVEY SEPTEMBER 2008
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2009372341
ZONING R-1

Preliminary Plat of Lot 1-A, Block 2 Anaya's Duranes Addition comprised of Lot 1, Block 2, Anaya's Duranes Addition City of Albuquerque Bernalillo County, New Mexico September 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 _____

Plat approvals:

PNM Electric Services

Date

PNM Gas Services

Date

QWest

Date

Comcast

Date

City approvals:

City Surveyor

Date

Traffic Engineer

Date

ABCWJA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

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.
N.M.P.S. No. 14271

DATE

CARTESIAN SURVEYS INC.

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



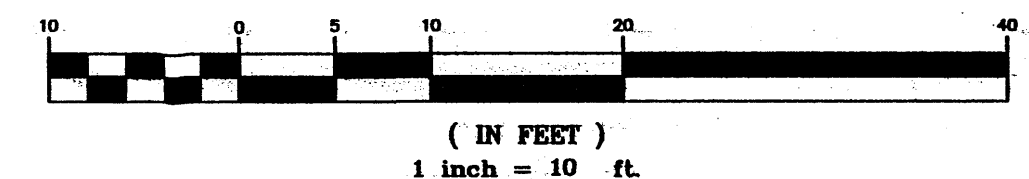
**Preliminary Plat of
Lot 1-A, Block 2
Anaya's Duranes Addition
comprised of
Lot 1, Block 2, Anaya's Duranes Addition
City of Albuquerque
Bernalillo County, New Mexico
September 2009**

Legend

N 00°00'00" E	MEASURED INFO
(N 00°00'00" E)	RECORD INFO
	PORTION OF RIGHT OF WAY TO BE VACATED WITH THE FILING OF THIS PLAT
○	SET AS INDICATED
●	FOUND AS INDICATED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31' (1015.31')	55.22' (55.08')	3°06'58"	S 02°13'02" W	55.21'
C2	40.00' (40.00')	72.38' (73.04')	103°40'35"	N 55°37'12" E	62.90'
C3	40.00' (40.00')	25.45'	36°27'34"	N 22°00'42" E	25.03'
C4	40.00' (40.00')	46.93'	67°13'01"	N 73°50'59" E	44.28'

GRAPHIC SCALE



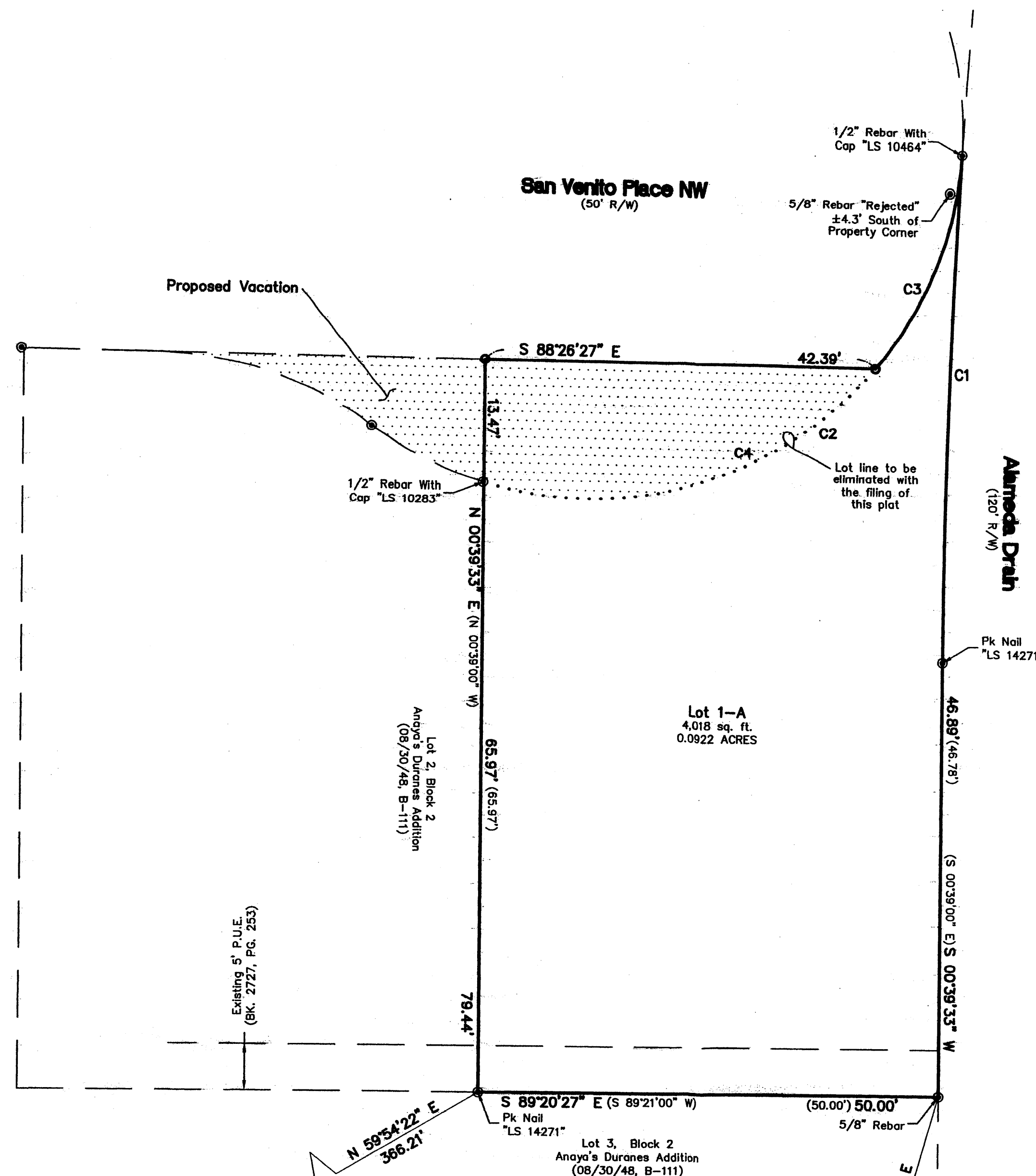
CARTESIAN SURVEYS INC.

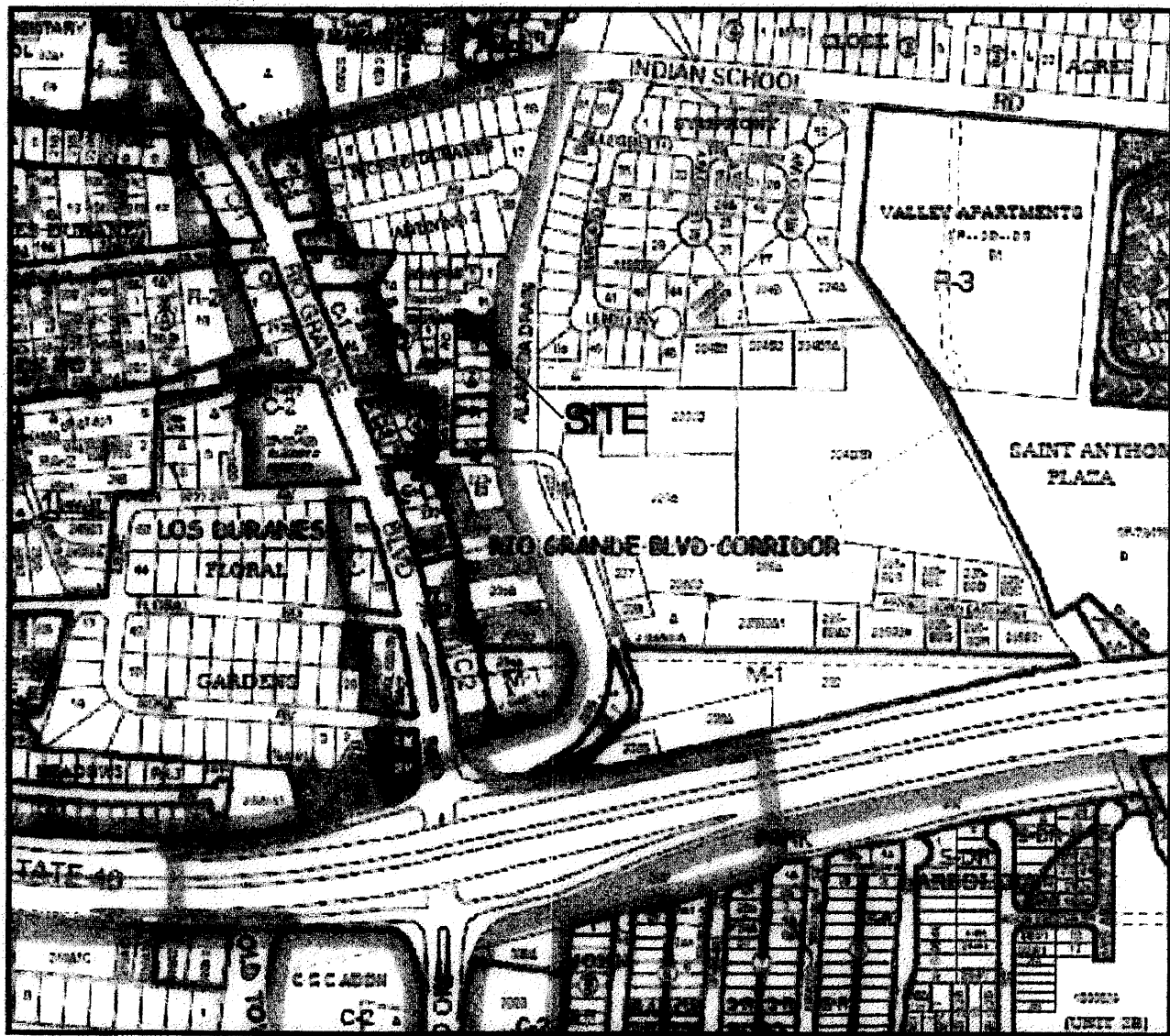
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2
091363

San Venito Road NW
(50' R/W)

Lot 1, Block 3
Anaya's Duranes Addition
(08/30/48, B-111)





Vicinity Map Zone Atlas H-13-Z n.t.s.

Purpose of Plat

1. VACATE PUBLIC RIGHT OF WAY.
2. GRANT UTILITY EASEMENTS.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2009 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2009.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "8_H13" HAVING AN ELEVATION OF 4963.168' (NAVD 1988).
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.

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 AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING 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 THE 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

LOT 1-A

Rachel A Pryke
RACHEL A PRYKE
ASSET MANAGER - HOME LOAN SERVICES
SINGLESOURCE PROPERTY SOLUTIONS

10/01/09
DATE

Acknowledgment

STATE OF *Kenna* }
COUNTY OF *Washington* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *10-1-09* BY

RACHEL A PRYKE

Karen A. Held
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES

Subdivision Data

GROSS ACREAGE *0.1842* ACRES
ZONE ATLAS PAGE NO. *H-13-Z*
NUMBER OF EXISTING TRACTS *2*
NUMBER OF TRACTS CREATED *2*
NUMBER OF TRACTS ELIMINATED *0*
MILES OF FULL WIDTH STREETS *0.00*
MILES OF HALF WIDTH STREETS *0.00*
STREET DEDICATED TO THE CITY OF ALBUQUERQUE *0*
DATE OF SURVEY *SEPTEMBER 2008*
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER *2009372341*

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 AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING 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 THE 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

LOT 2-A

Sam Nuzzo
SAM NUZZO *10-3-09*
DATE

Nancy Nuzzo
NANCY NUZZO *10-3-09*
DATE

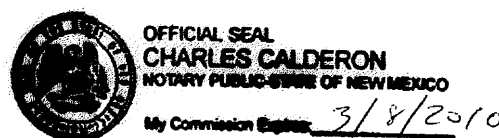
Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *10/3/09* BY

SAM & NANCY NUZZO, HUSBAND AND WIFE

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



Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY _____ DATE _____

Plat of Lots 1-A & 2-A, Block 2 Anaya's Duranes Addition comprised of

**Lots 1 & 2, Block 2, Anaya's Duranes Addition
and A Portion of Vacated San Venito Place NW**

**City of Albuquerque
Bernalillo County, New Mexico
September 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 _____

Plat approvals:

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
QWest	_____	Date	_____
Comcast	_____	Date	_____
City approvals:	<i>[Signature]</i>	<i>10-6-09</i>	
City Surveyor	_____	Date	_____
Traffic Engineer	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

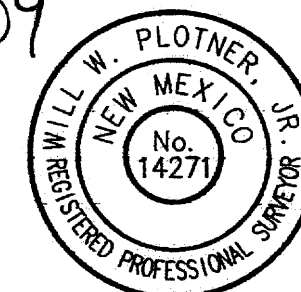
Surveyor's Certificate

"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.
WILL PLOTNER JR. *9/30/09*
N.M.P.S. No. 14271 DATE

CARTESIAN SURVEYS INC.

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



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

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TWO (2) OF ANAYA’S DURANES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 30, 1948

TOGETHER WITH A PORTION OF VACATED SAN VENITO PLACE, ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, MARKED WITH A 5/8” REBAR, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN VENITO ROAD NW, WHENCE A TIE TO ACS MONUMENT 8_H13 BEARS S 55°21’18” W, A DISTANCE OF 324.02 FEET;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 00°39’33” E, A DISTANCE OF 80.07 FEET TO THE NORTHWEST CORNER OF LOT 2, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAN VENITO PLACE, MARKED WITH A 5/8” REBAR;

THENCE, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
S 88°26’27” E, A DISTANCE OF 92.68 FEET TO A POINT OF CURVATURE, MARKED WITH A BATHEY MARKER WITH CAP “LS 14271”;

THENCE, 25.45 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE HAVING A RADIUS OF 40.00 FEET, A DELTA OF 36°27’34”, AND A CHORD BEARING N 22°00’42” E, A DISTANCE OF 25.03 FEET TO A POINT OF CURVATURE BEING THE NORTHEAST CORNER OF LOT 1, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ALAMEDA DRAIN, MARKED WITH A 1/2” REBAR WITH CAP “LS 10464”;

THENCE, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
55.22 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1015.31 FEET, A DELTA OF 3°06’58”, AND A CHORD BEARING S 02°13’02” W, A DISTANCE OF 55.21 FEET TO A POINT OF TANGENCY, MARKED WITH A PK NAIL “LS 14271”;

THENCE, S 00°39’33” W, A DISTANCE OF 46.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, MARKED WITH A 5/8” REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 89°13’40” W, A DISTANCE OF 100.28 FEET TO THE POINT OF BEGINNING CONTAINING 0.1842 ACRES (8,025 SQ. FT.) MORE OR LESS.

Public Utility Easements:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 1.New Mexico Gas Company for instalation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 2.Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reASONable necessary to provide electrical service.
- 3.Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4.Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Plat of
Lots 1-A & 2-A, Block 2
Anaya's Duranes Addition
comprised of**

**Lots 1 & 2, Block 2, Anaya's Duranes Addition
and A Portion of Vacated San Venito Place NW**

**City of Albuquerque
Bernalillo County, New Mexico
September 2009**



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244 *Sheet 2 of 3*
091363

Plat of
Lots 1-A & 2-A, Block 2
Anaya's Duranes Addition
 comprised of
Lots 1 & 2, Block 2, Anaya's Duranes Addition
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City of Albuquerque
 Bernalillo County, New Mexico
 September 2009

Legend

N 00°00'00" E	MEASURED INFO
(N 00°00'00" E)	RECORD INFO
	PORTION OF RIGHT OF WAY TO BE VACATED WITH THE FILING OF THIS PLAT
○	SET BATHEY MARKER "LS 14271"
●	FOUND AS INDICATED

Easement Notes

- 1 10' PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

2 10' W
 5' behind road

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.85	S 44°05'32" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1015.31' (1015.31')	55.22' (55.08')	3°06'58"	S 02°13'02" W	55.21'
C2	40.00' (40.00')	25.45'	36°27'34"	N 22°00'42" E	25.03'
C3	20.00'	31.73'	90°54'00"	N 46°06'33" E	28.51'

Lot 1, Block 3
 Anaya's Duranes Addition
 (08/30/48, B-111)

San Venito Road NW
 (50' R/W)

San Venito Place NW
 (50' R/W)

D=06°14'37"
 T=122.47'
 L=243.64'
 R=995.37'

Alameda Drain
 (120' R/W)

Lot 2-A
 4,008 sq. ft.
 0.0920 ACRES

Lot 1-A
 4,017 sq. ft.
 0.0922 ACRES

4.9' P.U.E.
 To be Granted
 with the filing
 of this plat

Existing 5' P.U.E.
 (BK. 2727, PG. 253)

Pk Nail
 "LS 14271"

R & C #1413
 Recorded in Court Record
 (6/1/35, Bk 1, Pg. 138)

1/2" Rebar with
 Cap "LS 10464"

1/2" Rebar With
 Cap "LS 10464"
 5/8" Rebar "Rejected"
 ±4.3' South of
 Property Corner

1/2" Rebar With
 Cap "LS 10464"

1/2" Rebar With
 Cap "LS 10283"

5' P.U.E.
 To be Granted
 with the filing
 of this plat

N 16°23'30" E
 5101.70'

ACS Monument "8_H13"
 NAD 1983 CENTRAL ZONE
 X=1514348.572
 Y=1495058.484
 Z=4963.168 (NAVD 1988)
 G-G=0.999684701
 Mapping Angle=-0°14'32.76"

Lot 3, Block 2
 Anaya's Duranes Addition
 (08/30/48, B-111)

ACS Monument "12_J12"
 NAD 1983 CENTRAL ZONE
 X=1513276.047
 Y=1490348.740
 Z=4955.235 (NAVD 1988)
 G-G=0.999685396
 Mapping Angle=-0°14'39.76"

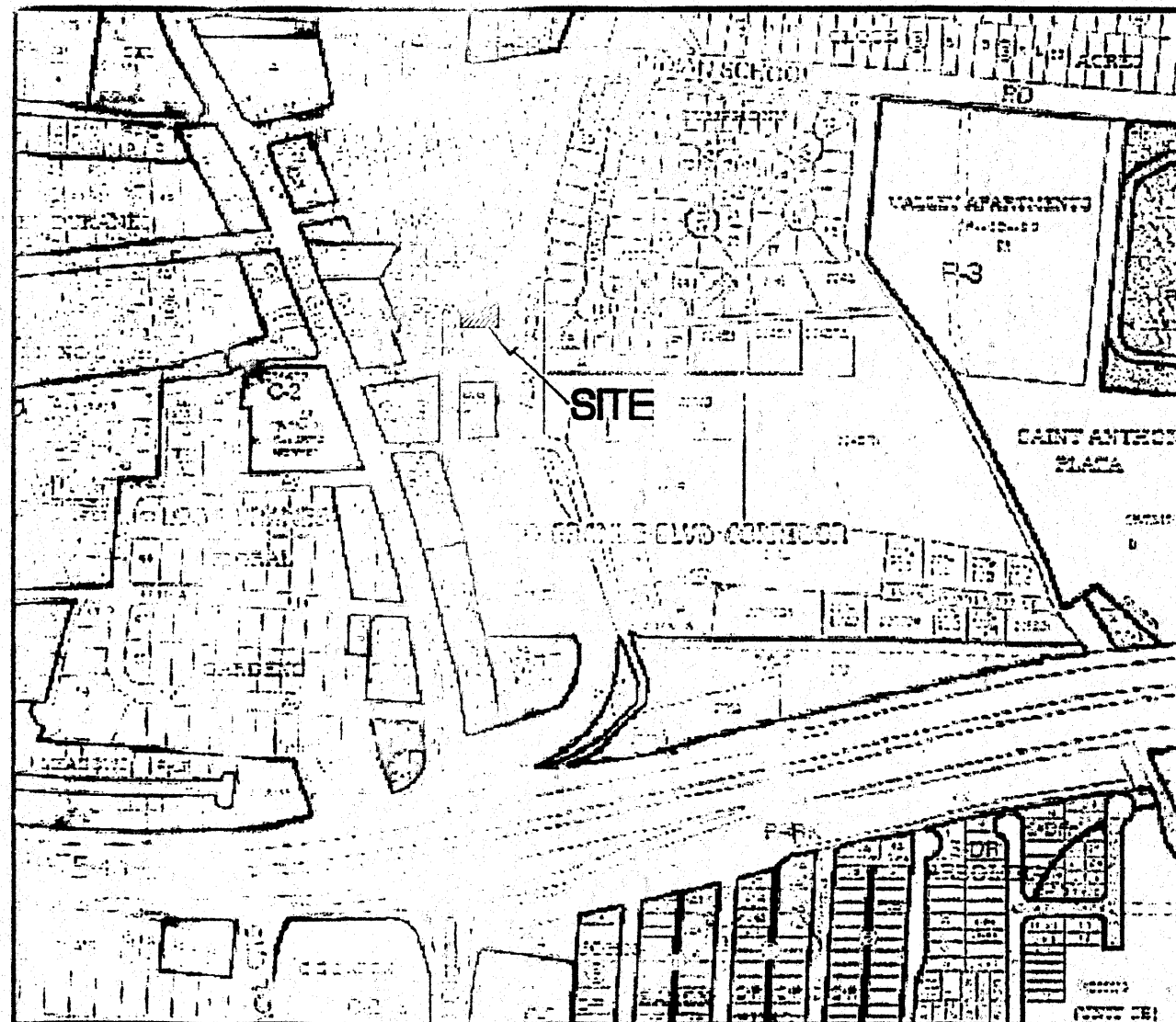
GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244 Sheet 3 of 3
 091363



Vicinity Map Zone Atlas H-13-Z n.t.s.

Purpose of Plat

- VACATE PUBLIC RIGHT OF WAY.
- GRANT UTILITY EASEMENTS.

Notes

- FIELD SURVEY PERFORMED IN JULY 2009 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2009.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- BENCHMARK-REFERENCES ACS MONUMENT "8_H13" HAVING AN ELEVATION OF 4963.168' (NAVD 1988).
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
- THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT.

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 AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING 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 THE 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

LOT 1-A

RACHEL A PRYKE
ASSET MANAGER - HOME LOAN SERVICES
SINGLESOURCE PROPERTY SOLUTIONS

Acknowledgment

STATE OF _____ } SS
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-1-09 BY

RACHEL A PRYKE

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES

DOCN 20090130310
12/22/2009 12:00 PM Page: 1 of 3
tyPLAT R-17 00 B 2009C P 0180 R Toulous Oliver, Bernalillo Cour
tyPLAT R-17 00 B 2009C P 0180 R Toulous Oliver, Bernalillo Cour

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1013054014945-3710
PROPERTY OWNER OF RECORD:
Nuzzo Sam
BERNALILLO COUNTY TREASURER'S OFFICE:
Neon Stone

Subdivision Data

GROSS ACREAGE 0.1842 ACRES
ZONE ATLAS PAGE NO. H-13-Z
NUMBER OF EXISTING TRACTS 2
NUMBER OF TRACTS CREATED 2
NUMBER OF TRACTS ELIMINATED 0
MILES OF FULL WIDTH STREETS 0.00
MILES OF HALF WIDTH STREETS 0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0
DATE OF SURVEY SEPTEMBER 2008
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2009372341

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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 AND GRANT EASEMENTS AS SHOWN HEREON INCLUDING 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 THE 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

LOT 2-A

SAM NUZZO

DATE

NANCY NUZZO

DATE

Acknowledgment

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/3/09 BY

SAM & NANCY NUZZO, HUSBAND AND WIFE

NOTARY PUBLIC

MY COMMISSION EXPIRES

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY

DATE

OFFICIAL SEAL
CHARLES CALDERON
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires 3/8/2010

Plat of Lots 1-A & 2-A, Block 2 Anaya's Duranes Addition comprised of

Lots 1 & 2, Block 2, Anaya's Duranes Addition
and A Portion of Vacated San Venito Place NW

City of Albuquerque
Bernalillo County, New Mexico
September 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 1007814

Application Number 09DRB-70315

Plat approvals:

Tommy So Vigil 10-9-09
Date
Ch-11 10-26-2009
Date
New Mexico Gas Company
Donald R. Ball 10/9/09
Date
West
Robert Manton 10-23-09
Date
Comcast

City approvals:

W. B. J. J. J. 10-6-09
Date
City Surveyor
W. B. J. J. J. 10-14-09
Date
Traffic Engineer
Roger A. J. J. 10-14-09
Date
ABCWA
Christine Sandoval 10/14/09
Date
Parks and Recreation Department
Bradley L. Bingham 10/14/09
Date
AMAFCA
Bradley L. Bingham 10/14/09
Date
City Engineer
Jack Cross 11-2-09
Date
DRB Chairperson, Planning Department
John W. J. J. 11-9-09
Date
Real Property Division

Surveyor's Certificate

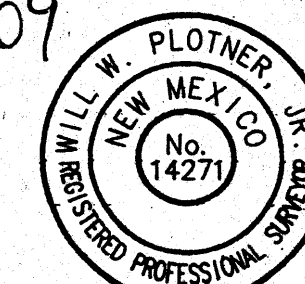
"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS' AND/OR 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.
N.M.P.S. No. 14271

DATE

CARTESIAN SURVEYS INC.

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



Solar Collection Note

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

Legal

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TWO (2) OF ANAYA'S DURANES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 30, 1948

TOGETHER WITH A PORTION OF VACATED SAN VENITO PLACE, ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, MARKED WITH A 5/8" REBAR, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN VENITO ROAD NW, WHENCE A TIE TO ACS MONUMENT 8_H13 BEARS S 55°21'18" W, A DISTANCE OF 324.02 FEET;

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September 2009



CARTESIAN SURVEYS INC.

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Sheet 2 of 3
091363

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Legend

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(N 00°00'00" E)	RECORD INFO
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●	FOUND AS INDICATED

Easement Notes

- 10' PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT-TO BE MAINTAINED BY THE OWNER OF LOT 1-A.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.85	S 44°05'32" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
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San Venito Road NW
 (50' R/W)

San Venito Place NW
 (50' R/W)

Alameda Drain
 (120' R/W)

Lot 2-A
 4,008 sq. ft.
 0.0920 ACRES

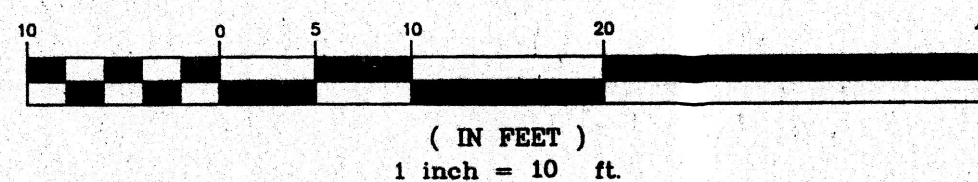
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GRAPHIC SCALE



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