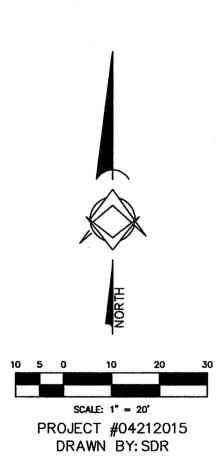
PLAT OF

LOT'S 20-A AND 20-B **ROMERO ADDITION**

PROJECTED SECTION 17, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M. **TOWN OF ALBUQUERQUE GRANT BERNALILLO COUNTY, NEW MEXICO JULY 2015**

> PROJECT: 1007963 DATE: 2-10-16 APP: 16-70063 (SK) REQUEST:



LOT 20-A 0.1634 GROSS ACRES LOT 20-B 0.1634 GROSS ACRES FOUND #4 REBAR -0.48' WEST OF LINE TAGGED PS 11463 LOT 3, BLOCK 6 LOT 16-A ROMERO ADDITION FILED: JUNE 7, 2007 BOOK 2007C, PAGE 156 LOT 5, BLOCK 6 LOT 20 LOT 19 LOT 18 LOT 17 WITH CAP PS 11463 16' ALLEY FILED: JUNE 7, 2007 BOOK 2007C, PAGE 156 SET #4 REBAR WITH CAP PS 11463 ACS CONTROL STATION "17-J14" NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)(NAD 1983) Y=1,488,866762 X=1,519,149.317 G-G=0.999683611 $\propto = -00^{\circ}13'59.00''$ ELEV.=4957.484

S 81°30'34" E

MITH CAP PS 11463

LOT 2, BLOCK 6

(142.51') 142.60'

KINLEY AVENUE NW
60' RIGHT-OF-WAY
FILED: JUNE 7, 2007
BOOK 2007C, PAGE 156

BASIS OF BEARINGS

SET #4 REBAR WITH CAP PS 11463

MONUMENT LEGEND

Marie Land

Mark Company

right equation give

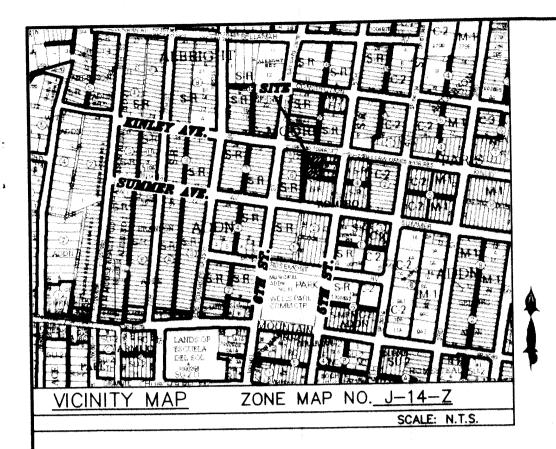
Mark Good Spark La

Mark Broken Star

Mark the first he gives

□ - FOUND MONUMENT AS NOTED

- SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR EXISTING LOTS INTO THREE LOTS AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2010196555 .
 BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "17-J14" AND "12-J13".
- BEARINGS ARE NMSP, GRID, NAD 83, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN
- PARENTHESIS.
- SITE DATA: ZONING IS S-R. WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST
- BE VERIFIED AND COORDINATED WITH THE ABCWAU.
- 10: NUMBER OF EXISTING TRACTS/LOTS......4.
- NUMBER OF TRACTS/LOTS CREATED..... 12: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BEING IDENTIFIED AS LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION, 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 DECEMBER 5, 1884 IN PLAT BOOK C, FOLIO 125 AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "17-J14" BEARS S 28'44'35" W, A DISTANCE OF 2744.38 FEET;

THENCE S 81°50'51" E, A DISTANCE OF 102.37 FEET TO NORTHEAST CORNER OF TRACT HEREIN DESCRIBED AND A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF KINLEY AVENUE, NW;

THENCE S 08'52'26" W, A DISTANCE OF 141.99 FEET TO SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE N 81'50'51" W, A DISTANCE OF 89.87 FEET TO SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE N 03'26'09" E, A DISTANCE OF 142.38 FEET TO NORTHWEST CORNER AND POINT OF BEGINNING CONTAINING 0.3133 ACRES (13,647.65 SQ.FT.), MORE OR LESS;

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: William b Heles

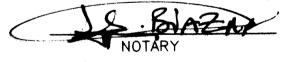
OWNER(S) PRINT NAME: WULLAM D. HOLLEY

ACKNOWLEDGMENT

STATE OF New Mexico) S.S. COUNTY OF Becalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAN

20 10 BY William D. Heller



MY COMMISSION EXPIRES:



THIS IS TO CERTIFY THAT TAXES ARE	CURRENT	AND PAID ON
UPC #		
PROPERTY OWNER OF RECORD:	:	
BERNALILLO CO. TREASURER'S OFFICE:	•	

PROPOSED PLAT OF LOTS 17-A, 18-A, & 19-A BLOCK 3, ROMERO ADDITION

PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY, 2010

PROJECT NO. 1007963

APPLICATION NO. 09DRB-70291 ...

UTILITY APPROVALS:

DATE PNM ELECTRIC SERVICES DATE NEW MEXICO GAS COMPANY DATE OWEST TELECOMMUNICATIONS DATE COMCAST

DATE TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ABCWAU DATE PARKS AND RECREATION DEPARTMENT

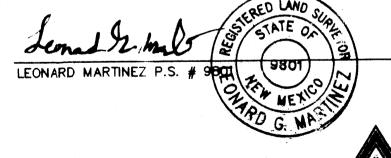
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

DATE CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYORS CERTIFICATE:

LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

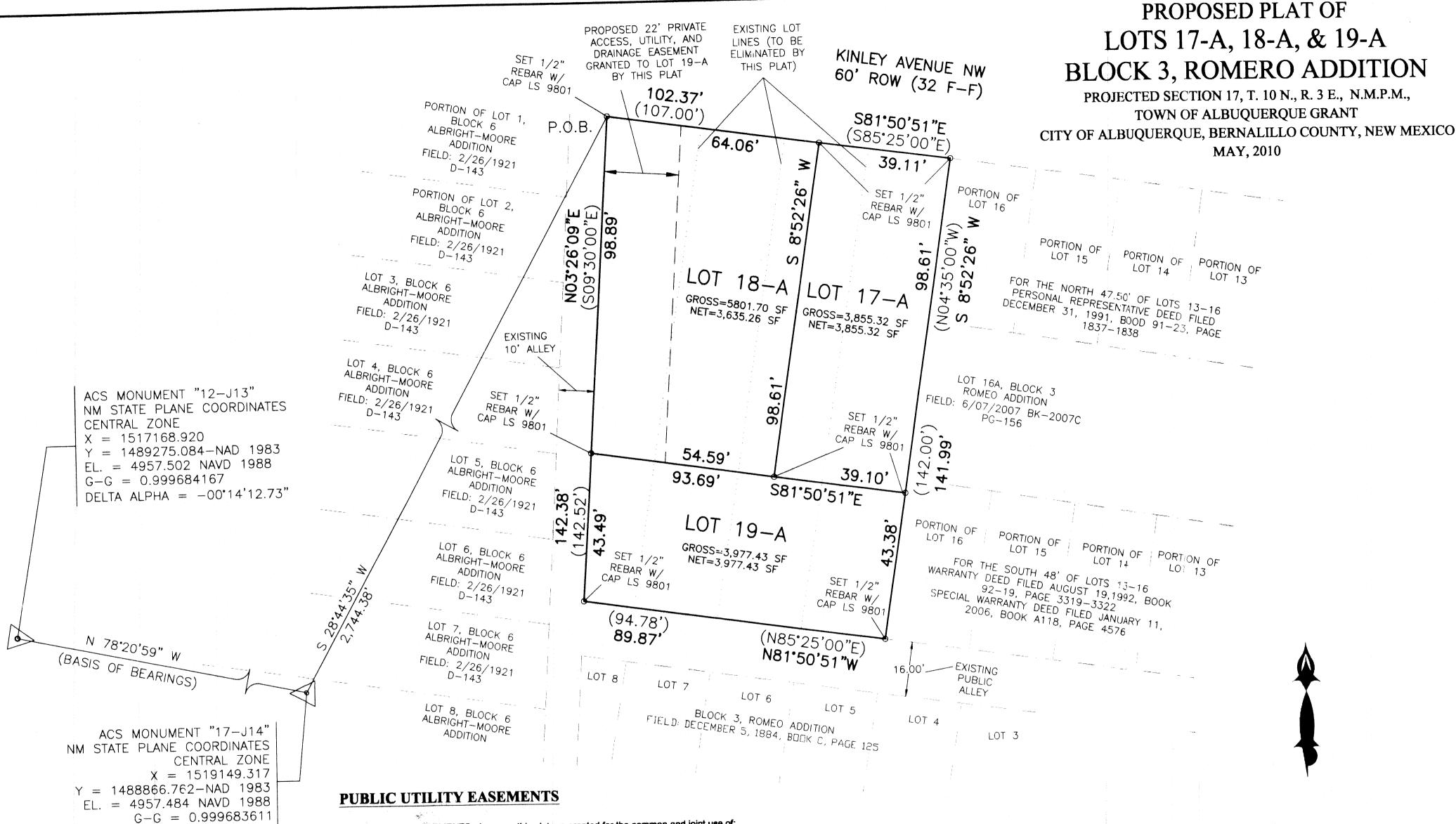


DATE

DATE

ENGINEERING and CONSULTING, LLC

SHEET 1 OF 2



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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to

C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming, pool (aboveground 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Essements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DELTA ALPHA = $-00^{\circ}13'59.00"$

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In approving this plat, PNM & New Mexico Gas Comapny did not conduct a Title Search of the properties shown hereon. Consequently, PNM & New Mexico Gas Comapny 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 specifically described and shown on this plat.



SKETCH PLAT OF LOTS 17A, 18A, 19A, & 20A BLOCK 3, ROMERO ADDITION PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2009 PROPOSED 20' PRIVATE ACCESS & UTILITY EXISTING LOT LINES (TO BE ELIMINATED BY **EASEMENT** EXISTING 4 SIDEWALK THIS PLAT) VICINITY MAP ZONE MAP NO. J-14-Z SCALE: N.T.S. KINLEY AVENUE NW 60' ROW (32 F-F) EXISTING 4' 107.00 PORTION OF LOT 1, BLOCK 6 EXISTING 10' LOT 1A, BLOCK 6 ALLEY 10.00 LOT 20A PORTION OF LOT 2, PORTION OF LOT 16 3747.98 SF (GROSS) BLOCK 6 103.98 PORTION OF LOT 15 LOT 3, BLOCK 6 PORTION OF LOT 14 LOT 19A 35.00 3587.50 SF 101/01 LOT 4, BLOCK 6 PROPOSED LOT LINES LOT 18A LOT 5, BLOCK 6 LOT 16A 3500.64 SF (GROSS) 98.04 LOT 6, BLOCK 6 ~20.00'— GRAPHIC SCALE 5.00'-LOT 17A | PORTION OF LOT 3503.21 SF | (GROSS) 36.30 PORTION 16 OF LOT PORTION OF LOT PORTION OF LOT LOT 7, BLOCK 6 SCALE: 1"=20' 14 13 EXISTING 16' PUBLIC ALLEY LOT 8, BLOCK 6 ALBRIGHT—MOORE ADDITION LOT 8 LOT 6 LOT 5 ADVANCED LOT 4 **ENGINEERING**

and CONSULTING, LLC

4416 ANAHEIM AVE., NE ALBUQUERQUE, NEW MEXICO 87113 (505)899-5570

SHEET 1 OF 1

LOT 2

LOT 1

DRAWING: 200906-PLAT DRAWN BY: SB DATE: 09-1-09

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and the second