

Talos Log # 2009-3831-75



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 6\_K14R AND 18\_K14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF BACA AND ARMIJO ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 12, 1924 IN VOLUME A1, FOLIO 83.
6. GROSS AREA: 0.1630 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. 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.

LEGAL DESCRIPTION

Lots numbered Twenty-Three (23) and Twenty-Four (24) in Block lettered "F" of the BACA AND ARMIJO ADDITION to the City of Albuquerque, New Mexico, as shown on the Amended and Supplemented Map of Block lettered "F" of the BACA and ARMIJO ADDITION and Block lettered "C" of the JUAN ARMIJO ADDITION to the City of Albuquerque, Bernalillo County, 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 January 12, 1924, being more particularly described as follows:

Beginning at the northeast corner of the herein described tract, whence City of Albuquerque Control Station "18\_K14" having New Mexico State Plane Coordinates of (Central Zone, NAD 1983) Northing= 1,486,053.605 and Easting= 1,521,576.548 bears N25°00'04"E, a distance of 4,241.06 feet running thence S09°16'16"W, a distance of 50.00 feet to the southeast corner of said tract; thence N80°45'25"W, a distance of 142.00 feet to the southwest corner of said tract, said southwest corner also lying on the eastern right-of-way line of 4th Street S.W.; thence N09°16'16"E along said right-of-way line, a distance of 50.00 feet to the northwest corner of said tract; thence S80°45'25"E leaving said right-of-way line, a distance of 142.00 feet to the northeast corner and place of beginning containing 0.1630 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Theresa Chavez DATE: 9/21/09  
 OWNER(S) PRINT NAME: TERESA CHAVEZ  
 ADDRESS: 1560 DANNISON RD SW TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 OFFICIAL SEAL  
**Sarah Amato**  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 10-01-09  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2009.  
 BY: Theresa Chavez & Jim Chavez  
Sarah Amato  
 NOTARY PUBLIC

**PLAT OF  
 LOT 24-A, BLOCK F  
 BACA AND ARMIJO ADDITION  
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2009  
 SHEET 1 OF 2**

DOCH 2009110312  
 10/01/2009 01:55 PM Page: 1 of 2  
 PLAT R: \$12.00 B: 2009C P: 0149 M. Toulouse Olivere, Bernalillo Cour

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE AN EXISTING LOT LINE FROM TWO (2) EXISTING LOTS, CREATING ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: 1007993 APPLICATION NO. \_\_\_\_\_

W. Byatt 9-22-09  
 CITY SURVEYOR DATE

W. Byatt 09/30/09  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Christina Dandora 9/30/09  
 PARKS & RECREATION DEPARTMENT DATE

Roger A. Green 9/30/09  
 A.B.C.W.U.A. DATE

Bradley L. Bingham 9/30/09  
 A.M.A.F.C.A. DATE

Bradley L. Bingham 9/30/09  
 CITY ENGINEER DATE

Josh Clark 9/30/09  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, 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.



Anthony L. Harris 9-22-09  
 Anthony L. Harris  
 New Mexico Professional Surveyor, 11463  
 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1044657-30219  
 PROPERTY OWNER OF RECORD: James Chavez  
 BERNALILLO COUNTY TREASURERS OFFICE:  
Michelle 10/01/09

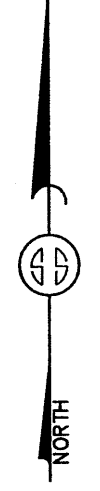
**THE SURVEY OFFICE, LLC**

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303 FAX: (505) 998-0305  
 0905AT08 T10N R3E SEC. 20

**PLAT OF  
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 SHEET 2 OF 2**

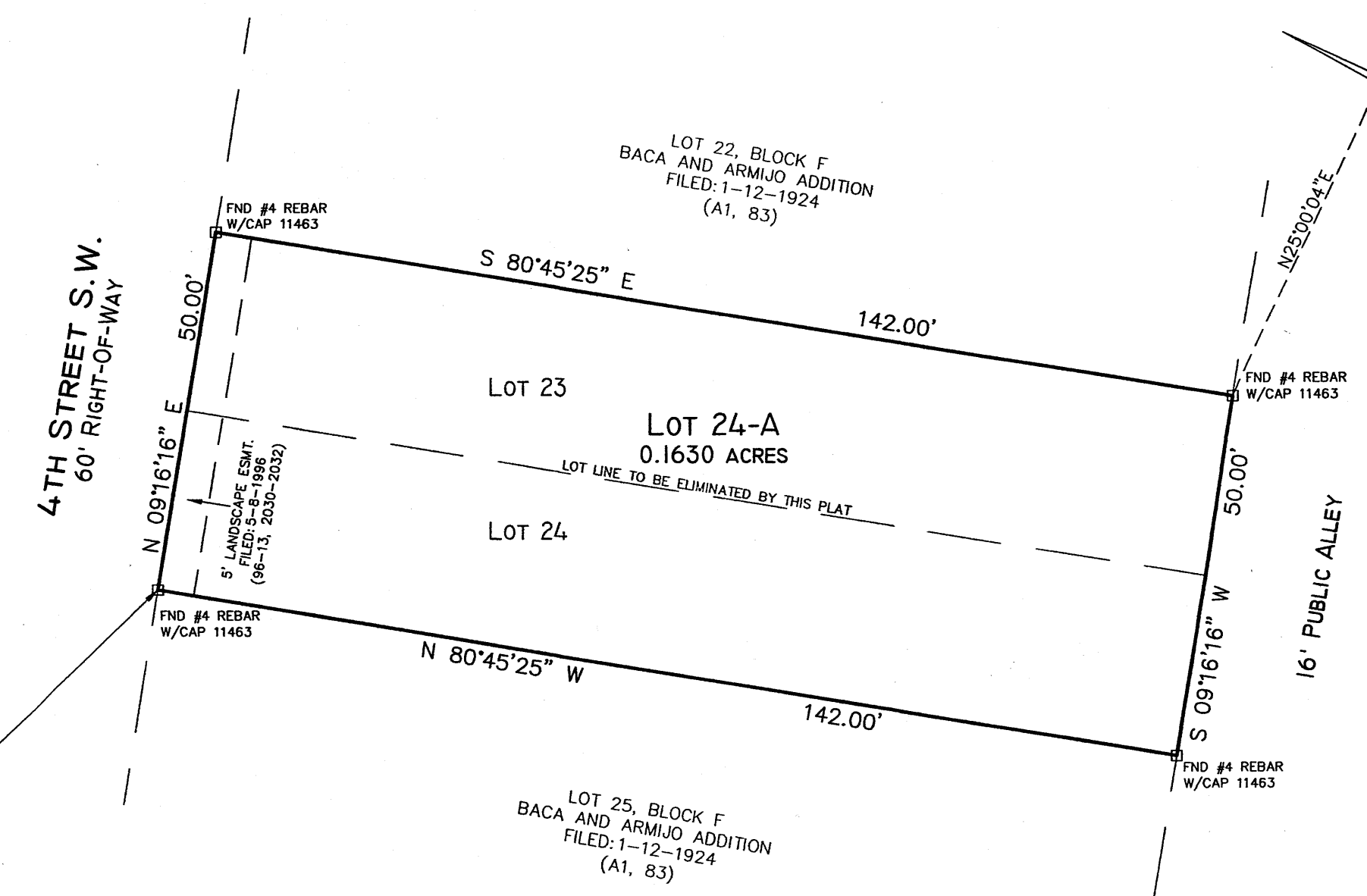
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 ty:PLAT R:\$12.00 B: 2009C P: 0149 M: Toulouse Olivere, Bernalillo Cour

10 5 0 10 20 30  
 1" = 20'  
 PROJECT NO.0905AT08  
 DRAWN BY: AT  
 ZONE ATLAS:K-14-Z  
 12084TH.CR5



STATION:18\_K14  
 X =1521576.548  
 Y =1486053.605  
 GROUND TO GRID =0.999682660  
 DELTA ALPHA =-0\_13\_41.97  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983

STATION:6\_K14R  
 X =1522408.158  
 Y =1486003.797  
 GROUND TO GRID =0.999682048  
 DELTA ALPHA =-0\_13\_36.21  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983



**MONUMENT LEGEND**  
 △ - FOUND CONTROL STATION AS NOTED  
 □ - FOUND MONUMENT AS NOTED

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**T10N R3E SEC. 20**

0905AT08

Talos Log # 2009-3831-15



Vicinity Map

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**LEGAL DESCRIPTION**

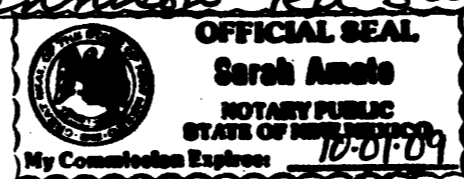
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OWNER(S) SIGNATURE: Theresa Chavez DATE: 9/21/09  
 OWNER(S) PRINT NAME: TERESA CHAVEZ  
 ADDRESS: 1560 Deacon Rd SW TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2009.  
 BY: TERESA CHAVEZ & Jim Chavez  
 MY COMMISSION EXPIRES: 10-01-09  
Sarah Amato  
 NOTARY PUBLIC



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<u>[Signature]</u>		<u>9-22-09</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

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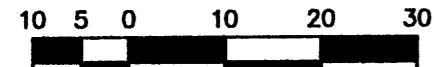


Anthony L. Harris 9-22-09  
 Anthony L. Harris Date  
 New Mexico Professional Surveyor, 11463

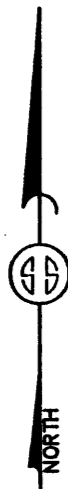
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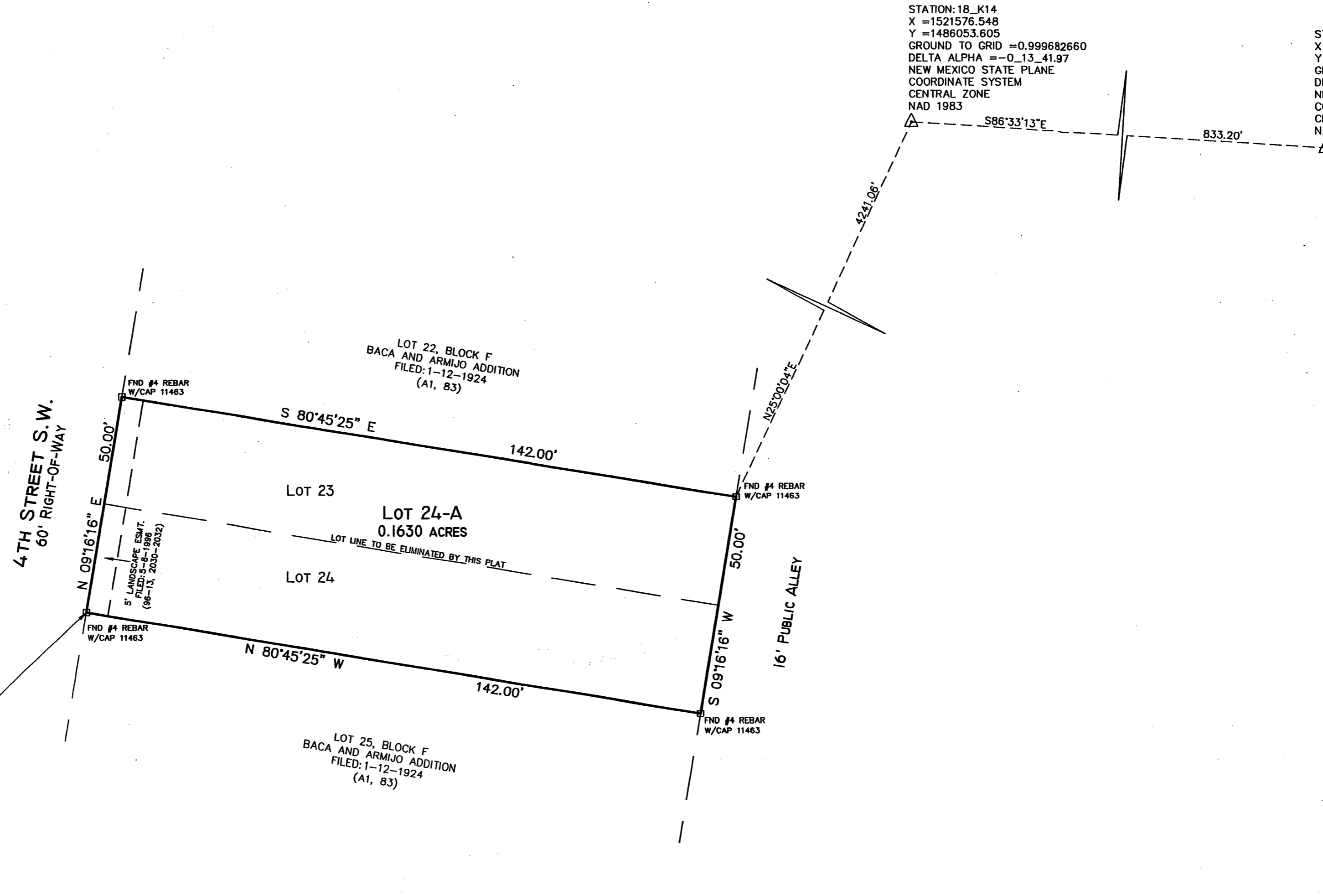


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 87102

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**T10N R3E SEC. 20**