

SKETCH PLAT  
 LOT LINE ADJUSTMENT  
 LOTS 8A & 9A  
 STONEGATE VILLAGE

WITHIN SECTION 33  
 TOWNSHIP 11 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2010

LEGAL DESCRIPTION

Lots numbered Eight (8) and Nine (9) of STONEGATE VILLAGE, 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 October 30, 1979 in Volume C15, Folio 174 as Document No. 1979081814.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Elles Gates Williams  
 owner Lot 9

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me by Elles Gates Williams on this \_\_\_ day of \_\_\_, 2010.

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

My commission expires \_\_\_\_\_

Luanne Garcia, Administrator of the Lillian B. O'Connor Estate  
 owner Lot 8

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me by Luanne Garcia on this \_\_\_ day of \_\_\_, 2010.

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

My commission expires \_\_\_\_\_

The purpose of this Plat is to adjust the common property line between Lots Eight (8) and Nine (9) of STONEGATE VILLAGE.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

PLAT APPROVAL

City Approvals:

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

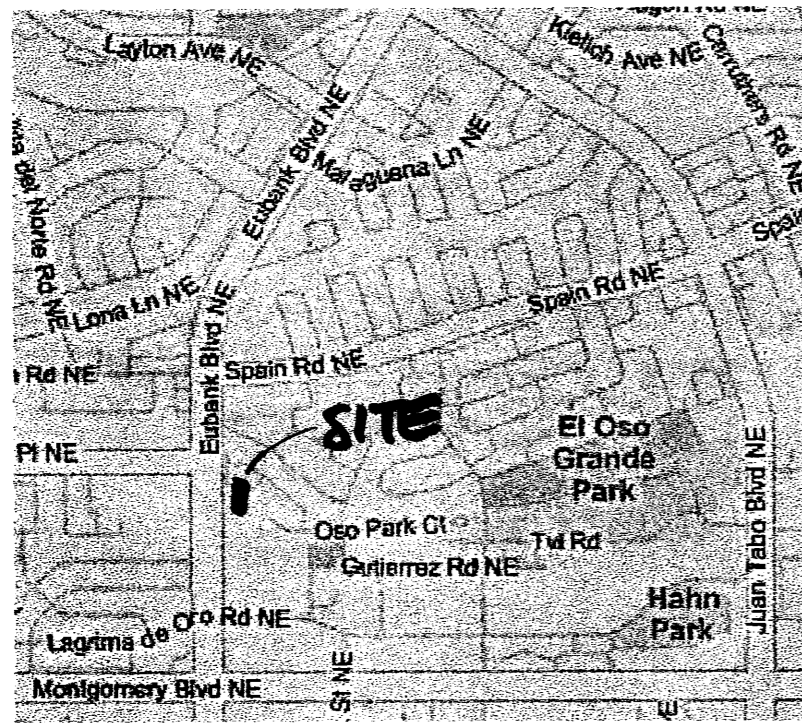
QWest Telecommunications \_\_\_\_\_ Date \_\_\_\_\_

Comcast, Inc. \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

Christopher J. Dehler \_\_\_\_\_ Date \_\_\_\_\_  
 N.M.R.L.S. No. 7923



VICINITY MAP Zone Atlas Page F-21 Talos Log Number

GENERAL NOTES

- 1) Total Gross acreage
- 2) Total number of existing lots - 2. No additional lots are created by this plat.
- 3) Total mileage of streets created - 0.
- 4) The basis of bearings for this survey is the New Mexico State Plane Gnd, Central Zone. Where measured bearings and distances differ from record, record are shown in parenthesis.
- 5) Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped NMRLS 7923.
- 6) Date of field survey
- 7) References:
  - a) Plat of STONEGATE VILLAGE, filed 10/30/79 in Vol. C15, Folio 174.
  - b)

PUBLIC UTILITY EASEMENTS

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

New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

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 reasonably necessary to provide electrical service.

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.

Comcast, Inc. 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, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by a prior plat, replat or other document and which are not shown on this plat.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# \_\_\_\_\_

Property owner of record \_\_\_\_\_

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Property owner of record \_\_\_\_\_

County Treasurer \_\_\_\_\_

Date \_\_\_\_\_



# SKETCH PLAT LOT LINE ADJUSTMENT LOTS 8A & 9A STONEGATE VILLAGE

WITHIN SECTION 33  
TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE 2010

The purpose of this Plat is to adjust the common property line between Lots Eight (8) and Nine (9) of STONEGATE VILLAGE.

Note: Dimensions shown hereon subject to results of a current boundary survey.



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW  
Albuquerque, NM 87107

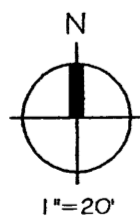
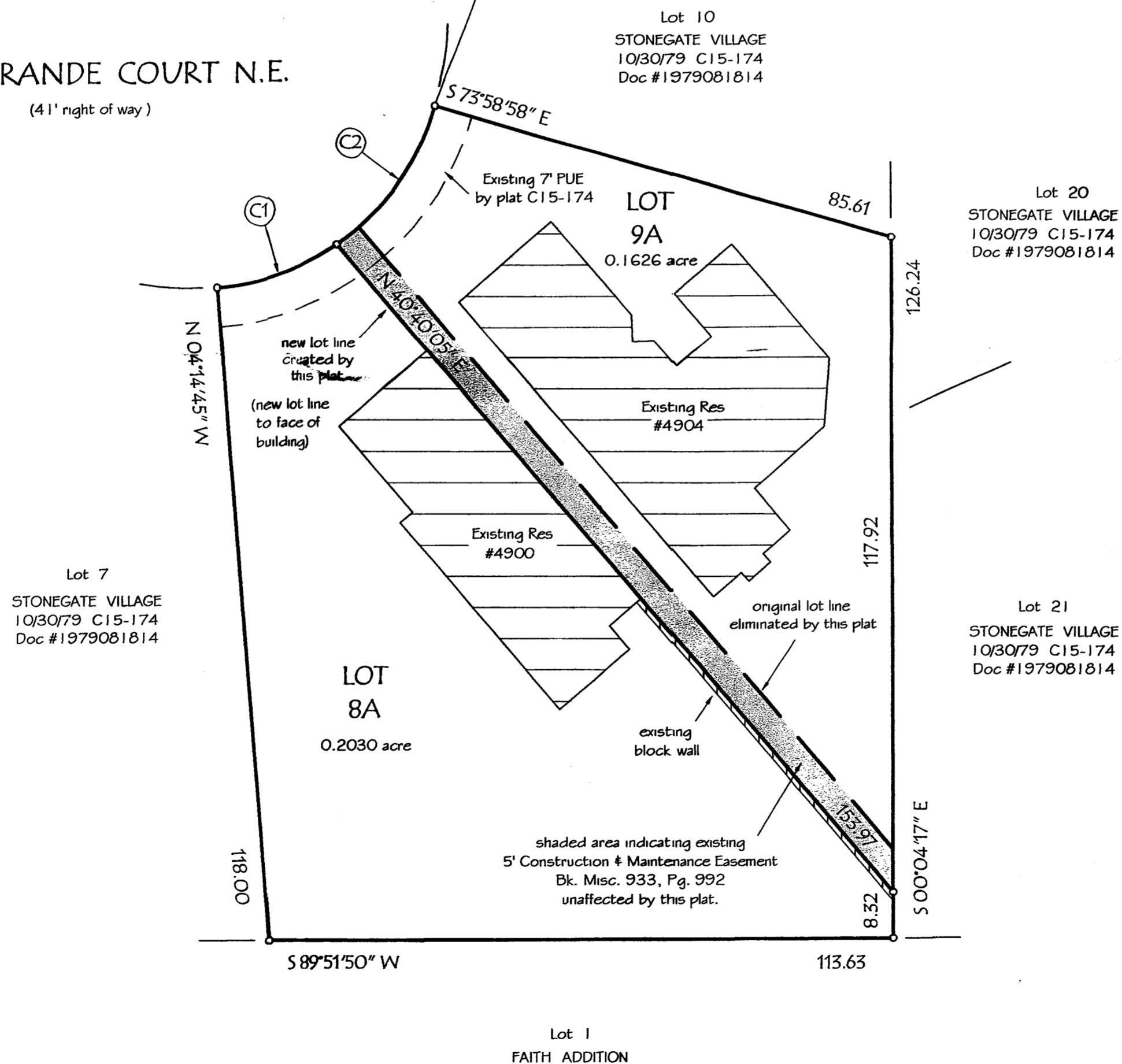
Ph: 414-8223  
dehlersurveyng@q.com

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BRNG	CHORD
Ⓒ1	23.59	45.00	30°02'09"	N 70°44'12" E	23.32
Ⓒ2	31.28	45.00	39°42'00"	N 35°52'11" E	30.56

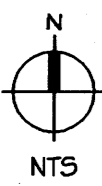
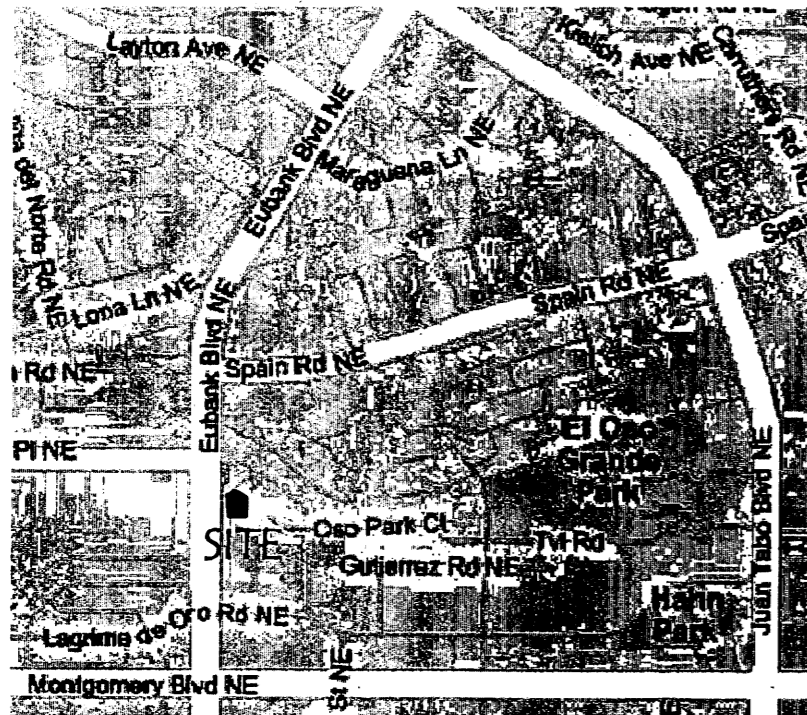
OSO GRANDE COURT N.E.  
(41' right of way)

ACS Control Monument "33\_F21"  
NAD 83  
N 1,506,002.308  
E 1,556,840.986  
ground to grid factor: 0.999642976  
mapping angle: 00°09'39.24"



1"=20'





VICINITY MAP Zone Atlas Page F-21

**GENERAL NOTES**

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- 2) Total number of existing lots - 2. No additional lots are created by this plat.
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- 4) Bearings shown hereon are NM State Plane Gnd, Central Zone, NAD 83. All distances shown are ground. Bearings and distances shown in parenthesis are from the plat of STONEGATE VILLAGE, filed October 30, 1979 in Volume C15, Folio 174 as Document #1979081814.
- 5) Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped NMRL5 7923.
- 6) Date of field survey : June 11, 2010
- 7) References:
  - a) Plat of STONEGATE VILLAGE, filed 10/30/79 in Vol. C15, Folio 174.
  - b) Replat of STONEGATE VILLAGE, Lots 10A thru 14A, filed 9/16/83 in Vol. C22, Folio 35.
  - c) Plat of FAITH ADDITION, filed 7/3/80 in Vol. C17, Folio 10.
  - d) Title Binder for Lot 9 prepared by Lawyer's Title Co., dated 3/29/96 for Policy No. 136-00-572487.
- 8) No property within the bounds 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 bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 9) Any underground structures not shown are not a part of this plat.

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Project Number 1008364

Application Number \_\_\_\_\_

**PLAT APPROVAL**

City Approvals: [Signature] 7-12-10  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Utility Approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

QWest Telecommunications \_\_\_\_\_ Date \_\_\_\_\_

Comcast, Inc. \_\_\_\_\_ Date \_\_\_\_\_

**TREASURER'S CERTIFICATION**

This is to certify that taxes are current and paid on UPC# 102106102618730412

Property owner of record Elles Gates Williams

This is to certify that taxes are current and paid on UPC# 102106102218330411

Property owner of record Lillian B. O'Connor Estate

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] 7/12/2010  
Christopher J. Dehler Date  
N.M.R.L.S. No. 7923

PLAT OF  
**LOTS 8-A & 9-A**  
**STONEGATE VILLAGE**  
WITHIN PROJECTED SECTION 33  
TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
**ELENA GALLEGOS GRANT**  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY 2010

The purpose of this Plat is to adjust the common property line between Lots Eight (8) and Nine (9) of STONEGATE VILLAGE.

**LEGAL DESCRIPTION**

Lots numbered Eight (8) and Nine (9) of STONEGATE VILLAGE, 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 October 30, 1979 in Vol. C15, Folio 174 and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot Eight (8) being identical to the southeast corner of the parcel described herein;

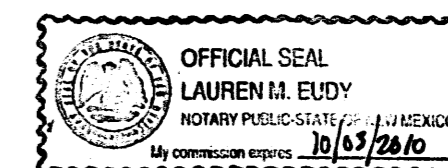
Thence S 89°56'45" W, 113.63 feet to the southwest corner of the parcel described herein;  
Thence N 04°10'43" W, 117.97 feet to the northwest corner of the parcel described herein;  
Thence Northeasterly, 54.76 feet along the arc of a curve bearing left, having a radius of 45.00 feet and a chord which bears N 50°57'42" E, 51.44 feet to the northwest corner of said Lot Nine (9), being the most northerly corner of the parcel described herein;  
Thence S 73°54'03" E, 85.65 feet to the northeast corner of the parcel described herein;  
Thence S 00°00'38" W, 126.20 feet to the southeast corner and point of beginning to the parcel described herein and containing 0.3656 acre, more or less.

**FREE CONSENT**

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

[Signature]  
Elles Gates Williams  
owner Lot 8

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

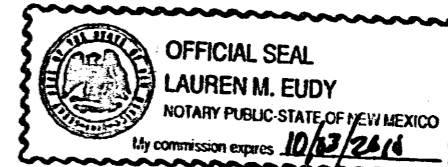


This instrument was acknowledged before me by Elles Gates Williams on this 9th day of July, 2010.

[Signature] 7/9/2010  
Notary Public Date  
My commission expires 10/13/2010

[Signature]  
Luanne Garcia, Administrator of the Lillian B. O'Connor Estate  
owner Lot 9

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )



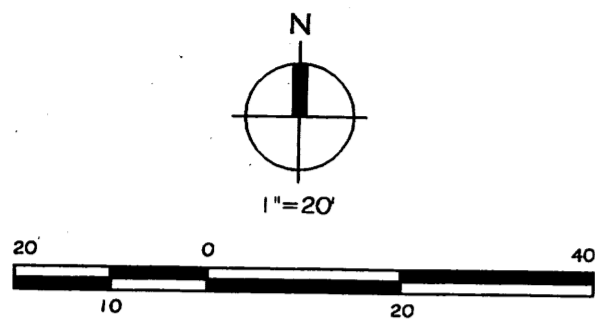
This instrument was acknowledged before me by Luanne Garcia on this 9th day of July, 2010.

[Signature] 7/9/2010  
Notary Public Date  
My commission expires 10/13/2010



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW Ph: 414-8223  
Albuquerque, NM 87107 dehlersurveyng@a.com



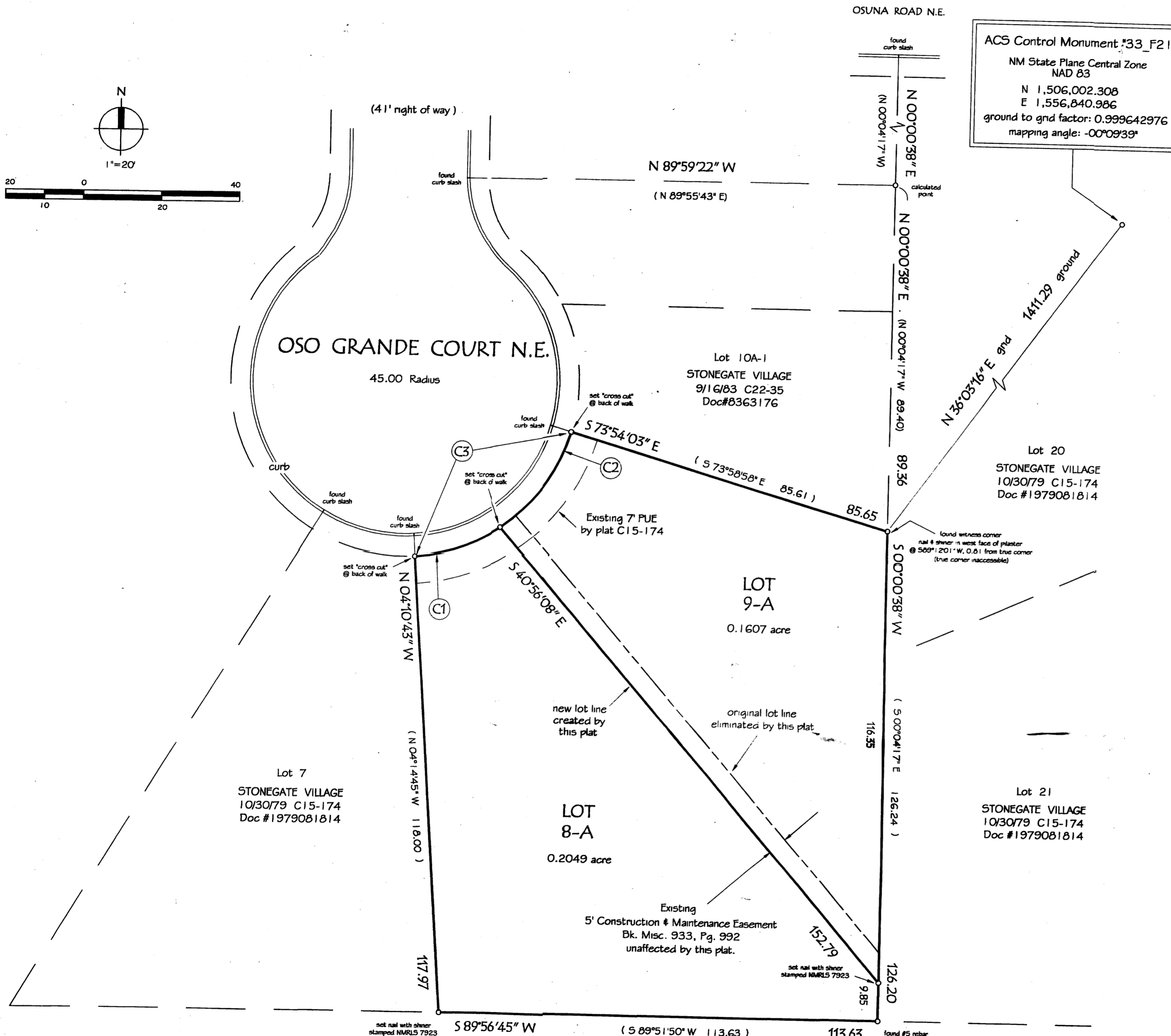
PLAT OF  
**LOTS 8-A & 9-A**  
**STONEGATE VILLAGE**

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 NEW MEXICO PRINCIPAL MERIDIAN  
 ELENA GALLEGOS GRANT

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

JULY 2010

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BRNG	CHORD
C1	23.70	45.00	36°45'25"	N 70°44'10" E	23.43
C2	31.06	45.00	32°57'55"	N 35°52'26" E	30.45
C3	54.76	45.00	69°43'20"	N 50°57'42" E	51.44



**CHRISTOPHER J. DEHLER P.L.S.**  
 3827 Palacio Del Rio Grande NW  
 Albuquerque, NM 87107  
 Ph: 414-8223  
 dehlersurveying@q.com

Lot 1-B  
 FAITH ADDITION 7/3/80 C17-10 Doc#8037963

PLAT OF  
**LOTS 8-A & 9-A**  
**STONEGATE VILLAGE**  
 WITHIN PROJECTED SECTION 33  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
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JULY 2010

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**LEGAL DESCRIPTION**

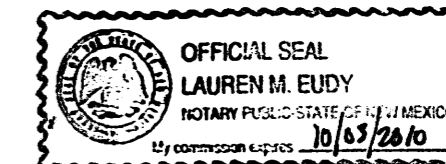
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*Elles Gates Williams*  
 Elles Gates Williams  
 Owner Lot 8

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



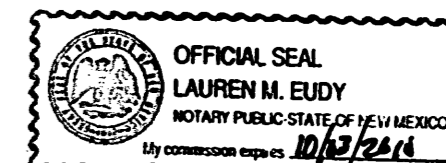
This instrument was acknowledged before me by Elles Gates Williams on this 7<sup>th</sup> day of July, 2010.

*Lauren M. Eudy* 7/9/2010  
 Notary Public Date

My commission expires 10/03/2010

*Luanne Garcia*  
 Luanne Garcia, Administrator of the Lillian B. O'Connor Estate  
 Owner Lot 9

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me by Luanne Garcia on this 9<sup>th</sup> day of July, 2010.

*Lauren M. Eudy* 7/9/2010  
 Notary Public Date

My commission expires 10/03/2010



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW  
 Albuquerque, NM 87107 Ph: 414-8223  
 dehlersurveying@q.com

SHEET 1 OF 2

Job No. 016210

Project Number 1008364

Application Number 10083-70195

**PLAT APPROVAL**

City Approvals:  
*[Signature]* 7-12-10  
 City Surveyor Date

*N/A*  
 Real Property Division Date

*N/A*  
 Environmental Health Department Date

*[Signature]* 07/21/10  
 Traffic Engineering, Transportation Division Date

*[Signature]* 07/21/10  
 ABCWUA Date

*[Signature]* 7/21/10  
 Parks and Recreation Department Date

*[Signature]* 7/21/10  
 City Engineer Date

*[Signature]* 7/21/10  
 A.M.A.F.C.A. Date

*[Signature]* 7/21/10  
 DRB Chairperson, Planning Department Date

**Utility Approvals:**

*[Signature]* 7-13-10  
 FNM Electric Services Date

*[Signature]* 7-14-2010  
 New Mexico Gas Company Date

*[Signature]* 07-12-10  
 QWest Telecommunications Date

*[Signature]* 7-19-10  
 Comcast, Inc. Date

**TREASURER'S CERTIFICATION**

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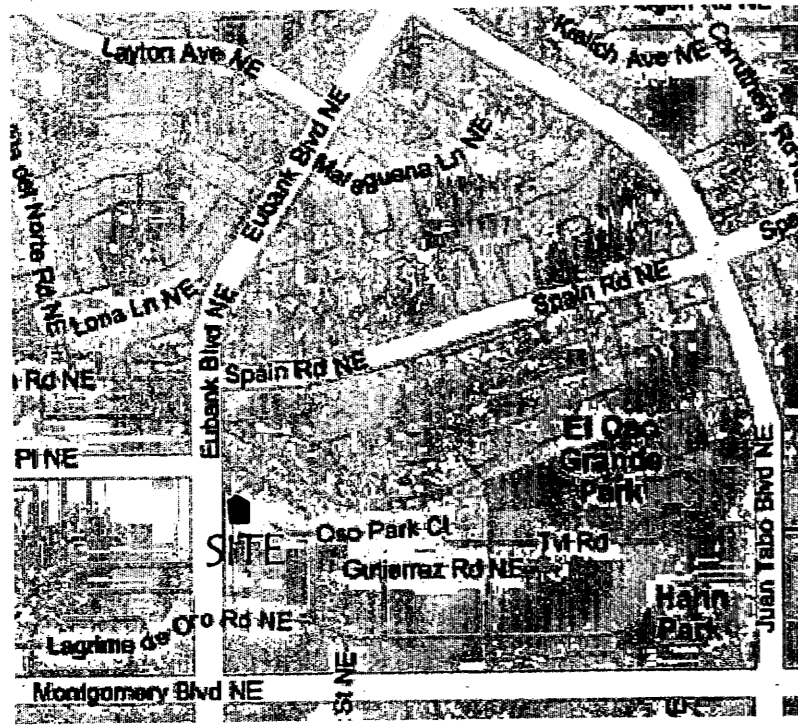
Property owner of record Lillian B. O'Connor Estate

County Treasurer *[Signature]* 7-21-10  
 Date

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*[Signature]* 7/12/2010  
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VICINITY MAP Zone Atlas Page F-21

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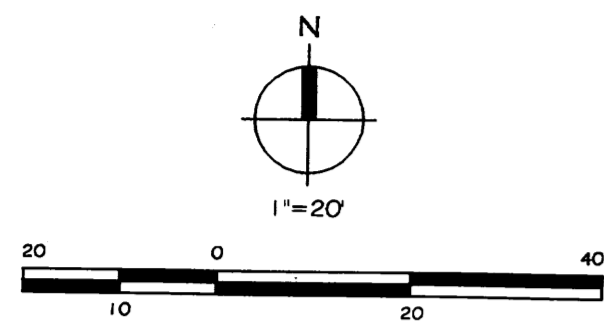
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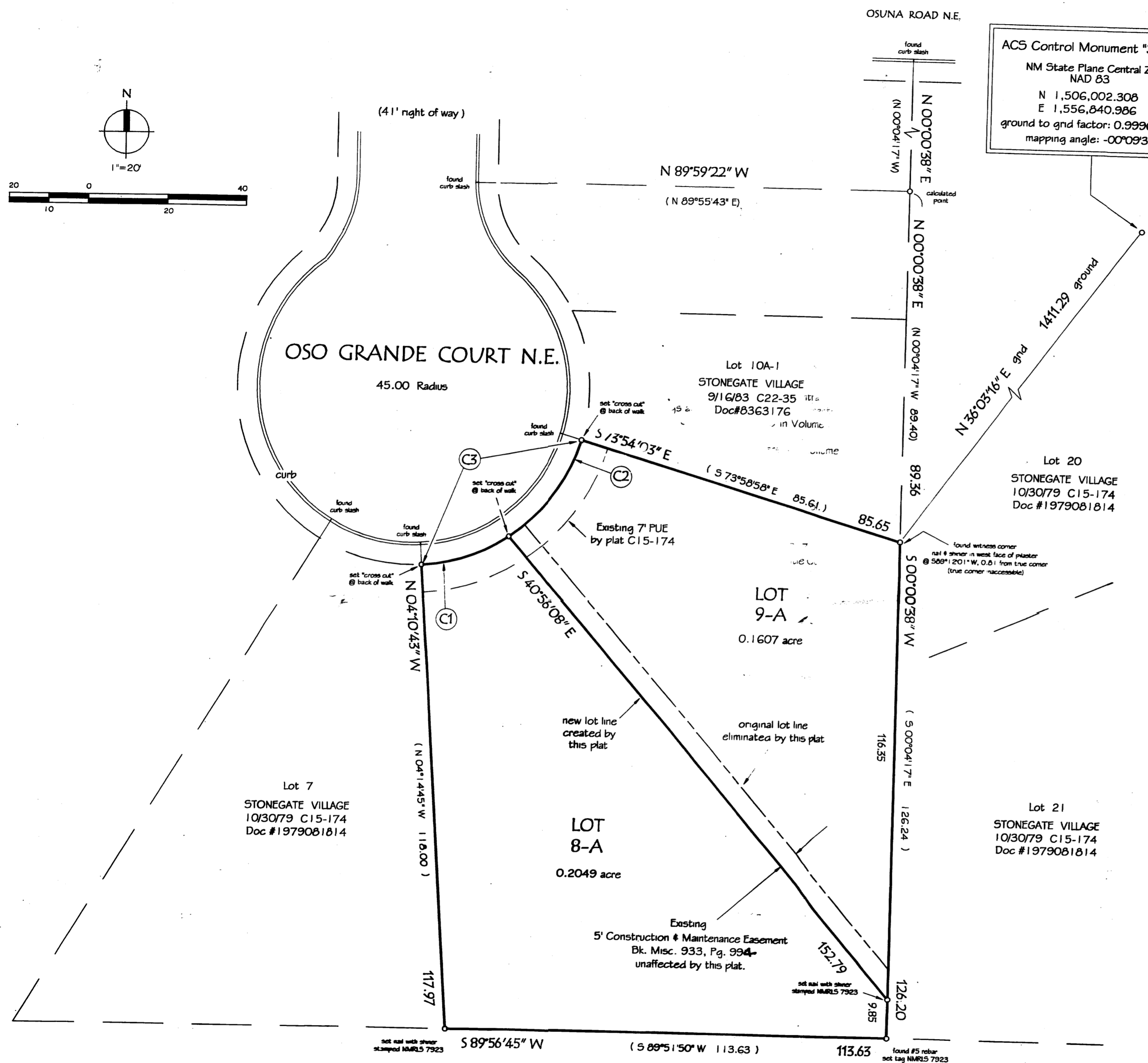
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PLAT OF  
**LOTS 8-A & 9-A**  
**STONEGATE VILLAGE**  
 WITHIN PROJECTED SECTION 33  
 TOWNSHIP 11 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

JULY 2010

The purpose of this Plat is to adjust the common property line between Lots Eight (8) and Nine (9) of STONEGATE VILLAGE.



ACS Control Monument "33\_F21"  
 NM State Plane Central Zone  
 NAD 83  
 N 1,506,002.308  
 E 1,556,840.986  
 ground to gnd factor: 0.999642976  
 mapping angle: -00°09'39"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BRNG	CHORD
C1	23.70	45.00	36°45'25"	N 70°44'10" E	23.43
C2	31.06	45.00	32°57'55"	N 35°52'26" E	30.45
C3	54.76	45.00	69°43'20"	N 50°57'42" E	51.44



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Lot 1-B  
 FAITH ADDITION 7/3/80 C17-10 Doc#8037963