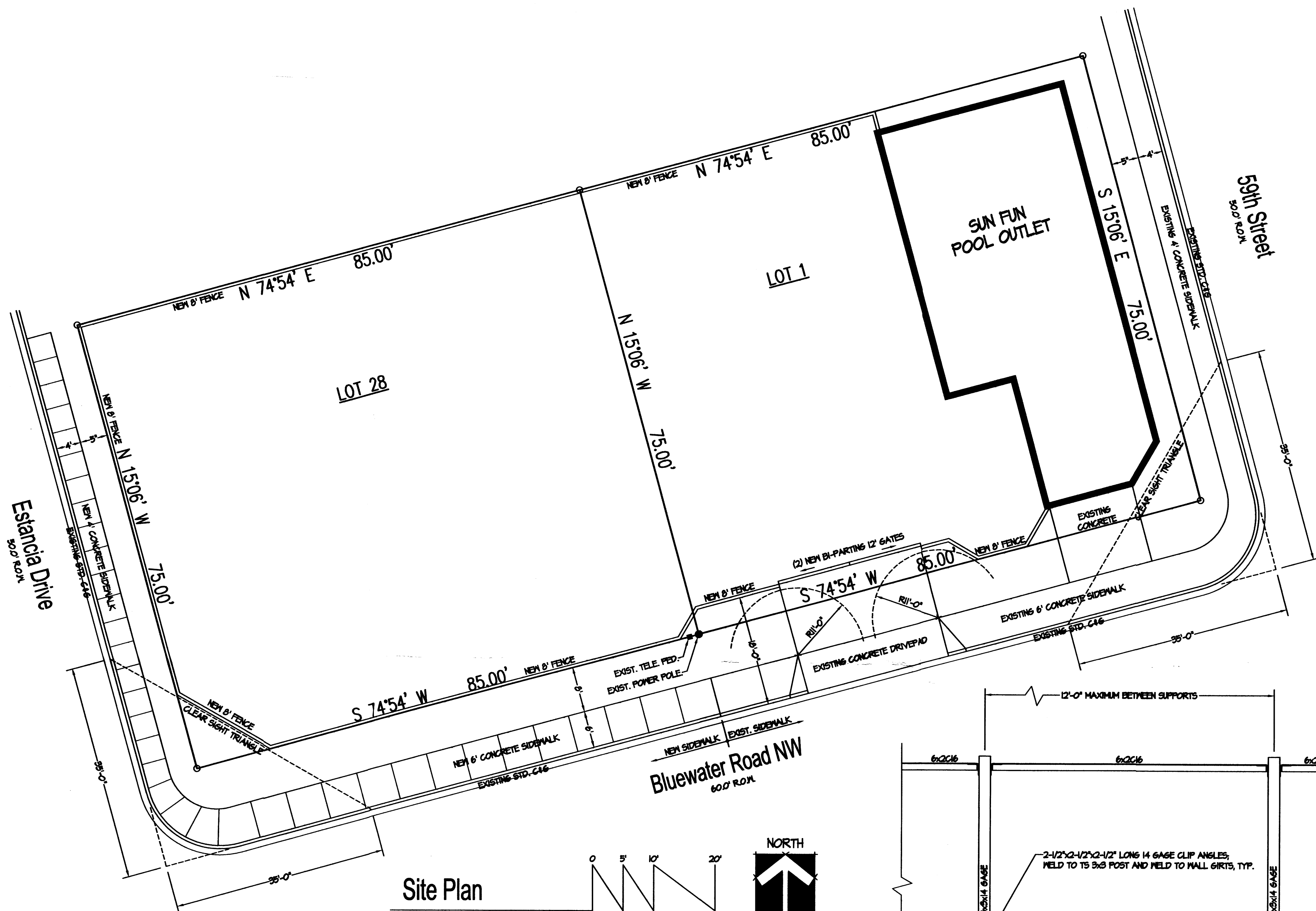
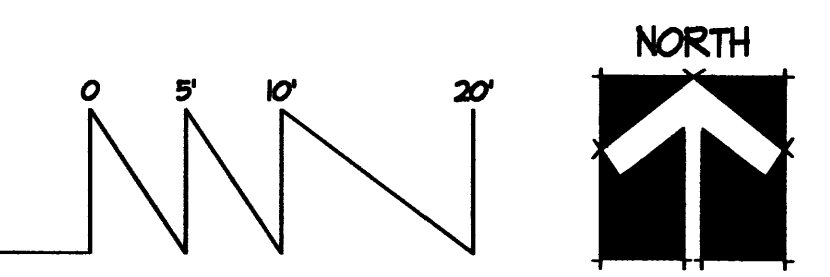




PROJECT: 1008628
 DATE: 1-21-15
 APP: 15-7001(P/F)

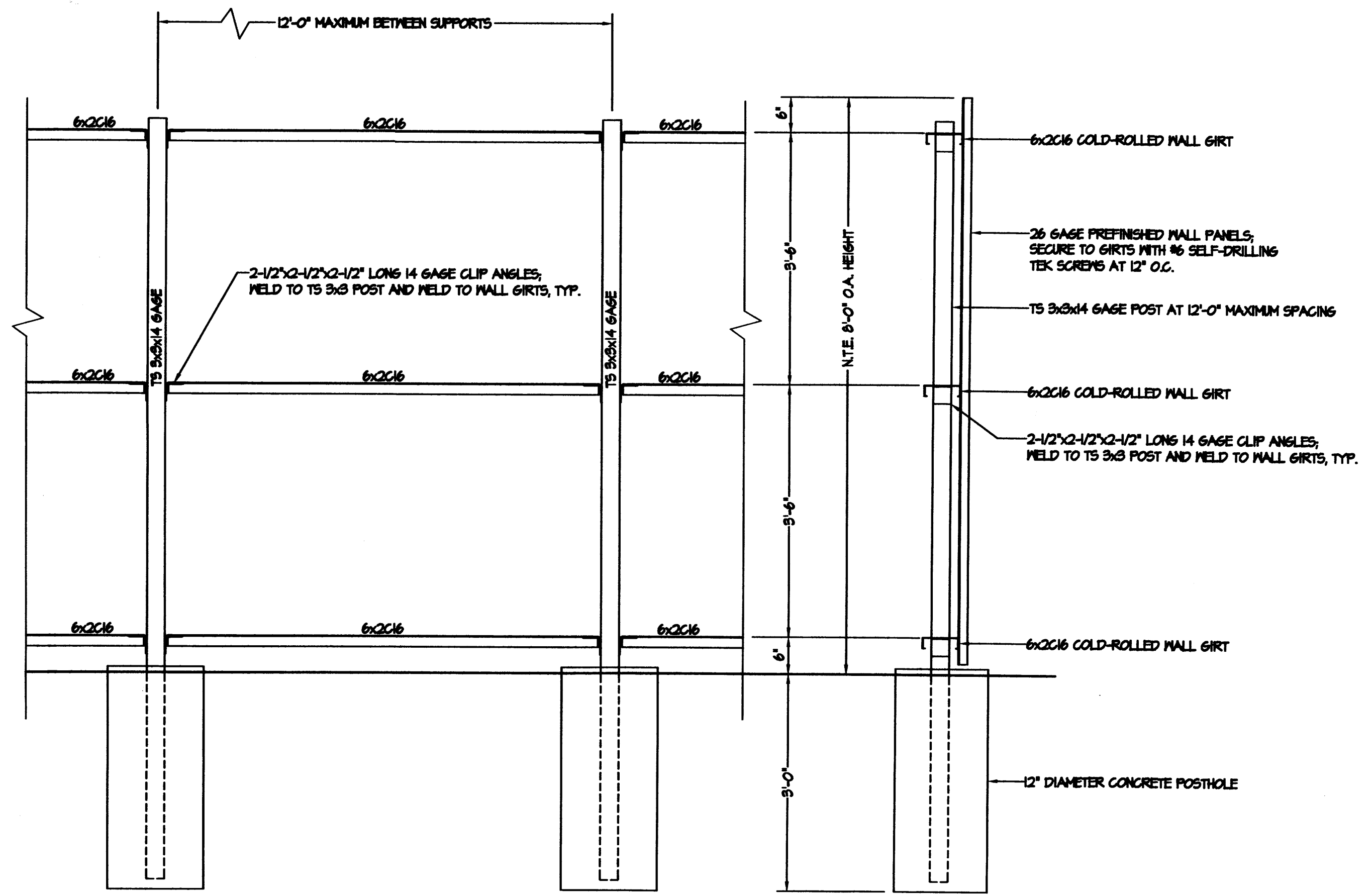


Site Plan
 Scale: 1"=10.0'



Design Criteria:

LEGAL DESCRIPTION:	LOTS 1 & 28, BLOCK O, LAVLAND ADDITION, CITY ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
ZONE ATLAS MAP:	J-II
ZONED:	C-1
APPLICABLE BUILDING CODE:	IBC - 2004
WIND DESIGN SPEED:	90 MPH 3-SECOND GUST
EXPOSURE:	B



Fence Framing
 Scale: 3/4"=1'-0"

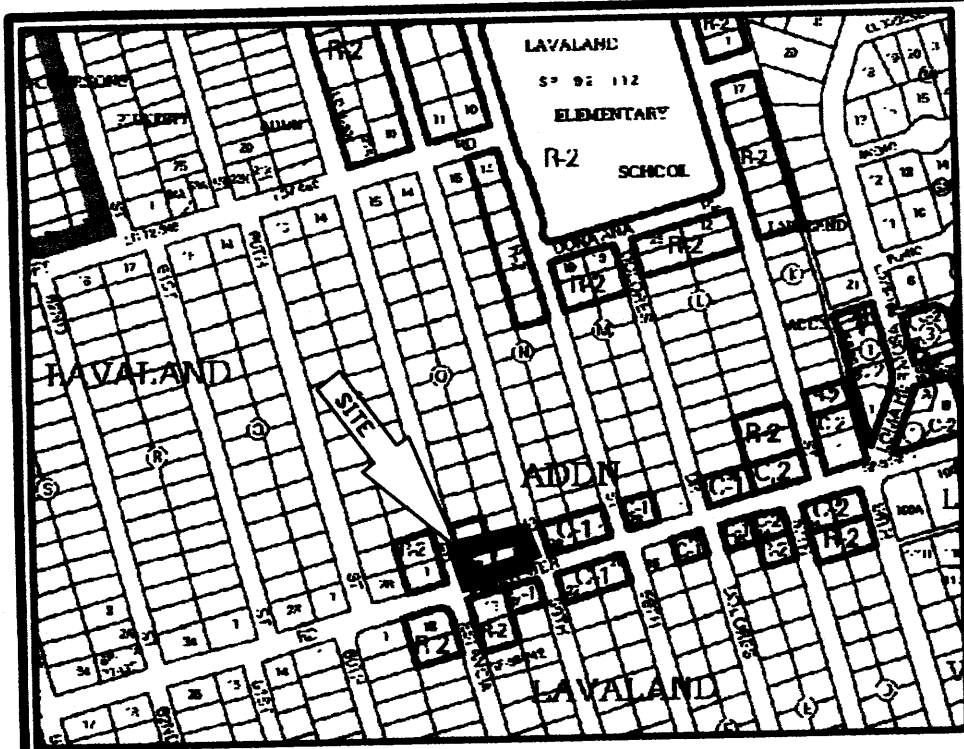
Fence Section
 Scale: 3/4"=1'-0"

Fence for Sun Fun Pool Outlet LLC
 401 59th STREET & BLUEWATER ROAD NW, ALBUQUERQUE, NEW MEXICO 87105

KEN HOVEY, ARCHITECT
 architecture
 9215 SHOSHONE ROAD NE, ALBUQUERQUE, NM 87111
 B 505.259.8458 ken_hovey@man.com

JOB NO:	1433
DATE:	JANUARY 12, 2015
REVISIONS	

SHEET NO.
C.1



LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) AND TWENTY-EIGHT (28) IN BLOCK LETTERED "O" OF THE PLAT OF LAVALAND ADDITION, BLOCKS K, L, M, N AND O, 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, 1945 IN VOLUME D, FOLIO 4

**PLAT OF
LOT 28-A, BLOCK O
LAVALAND ADDITION**

WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

PROJECT: 1008628
DATE: 1-21-15
APP: 15-7001 (P&F)

CITY APPROVALS:

<i>Spencer M. Richardson P.S.</i>	1/12/15
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VICINITY MAP No. J-11

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 28, BLOCK O INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.2927 ACRES.
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: DECEMBER, 2014
 - NO PROPERTY WITHIN THE AREA 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 AREA OF PROPOSED PLAT

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- 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.
 - 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 services.
 - QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - Cable TV 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, 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, 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, sign, 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. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

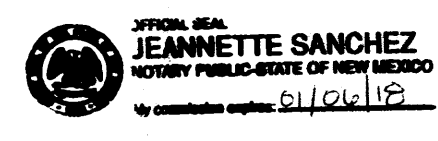
Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

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

Richard Anthony Hewson 1-12-15
 DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 12 DAY OF January, 2015

BY: *Richard Anthony Hewson*
 OWNERS NAME

MY COMMISSION EXPIRES: 01/20/18 BY: *[Signature]*
 NOTARY PUBLIC

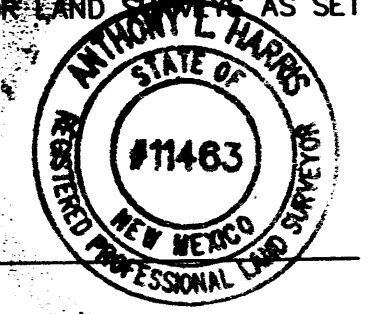
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 12th DAY OF January, 2015

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463



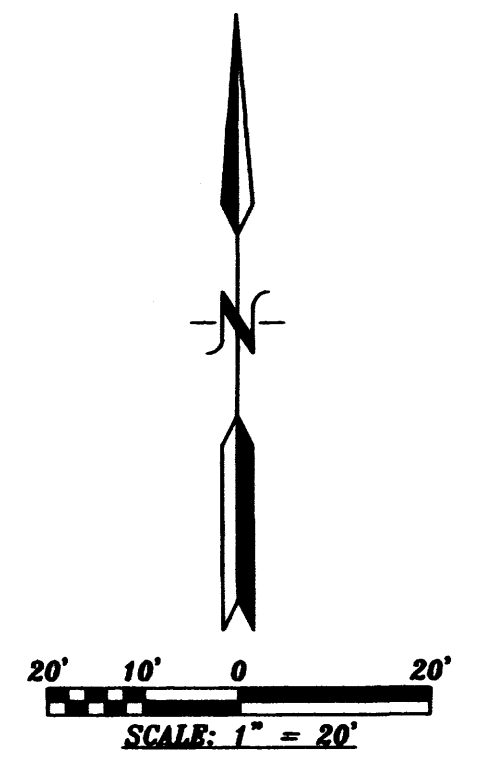
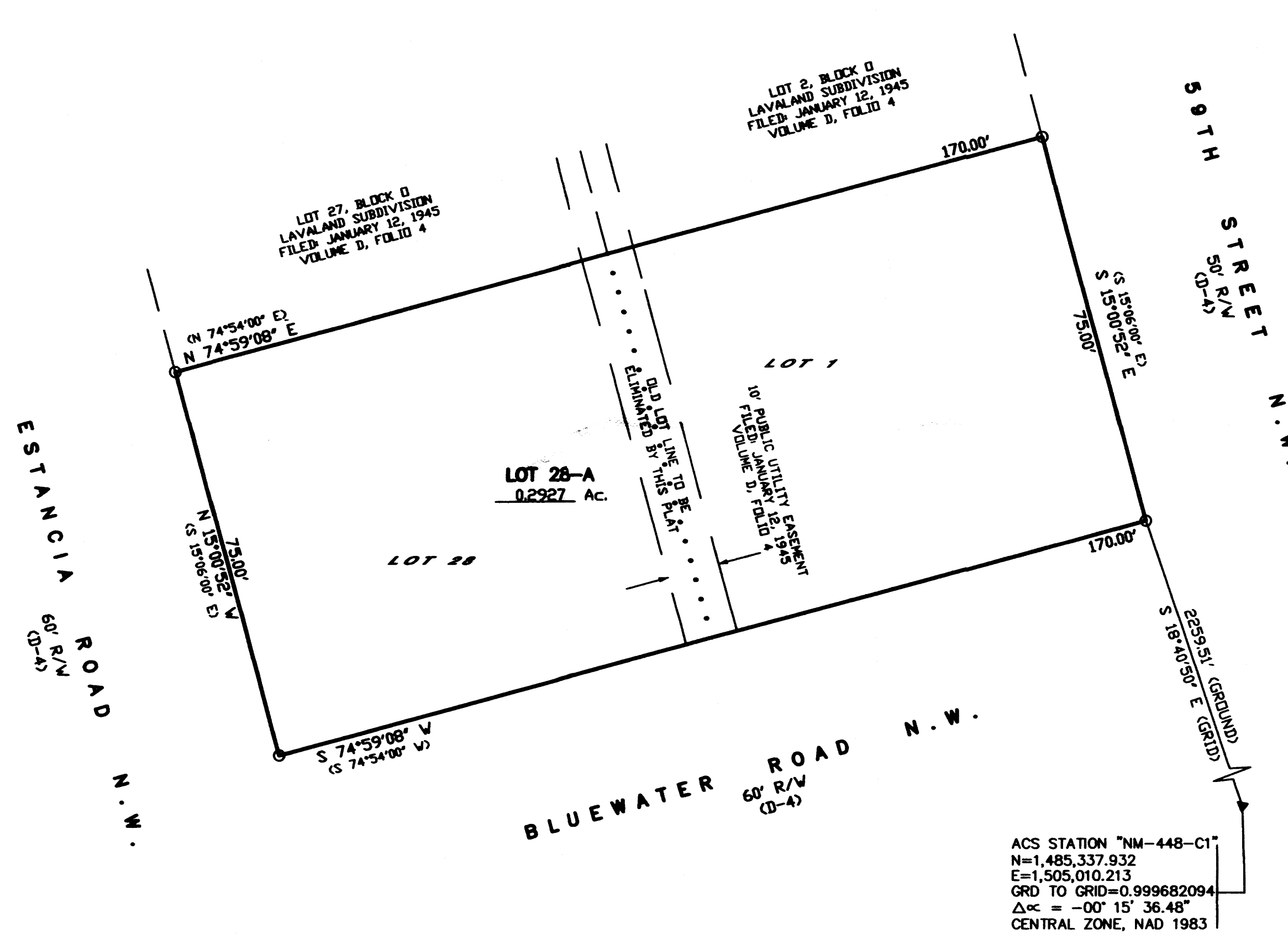
WES HARRIS SURVEYING, INC. PHONE: (505) 889-9056
 1412-B MONTELEONE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-9845

14-0671.DWG (DECEMBER, 2014)

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

**PLAT OF
LOT 28-A, BLOCK 0
LAVALAND ADDITION**

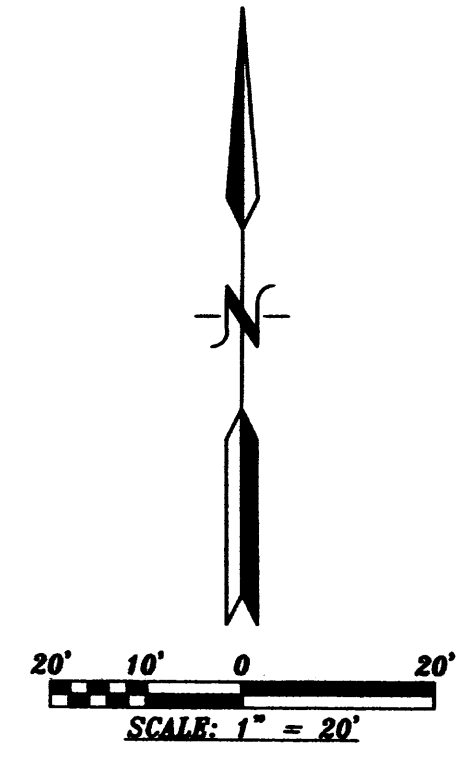
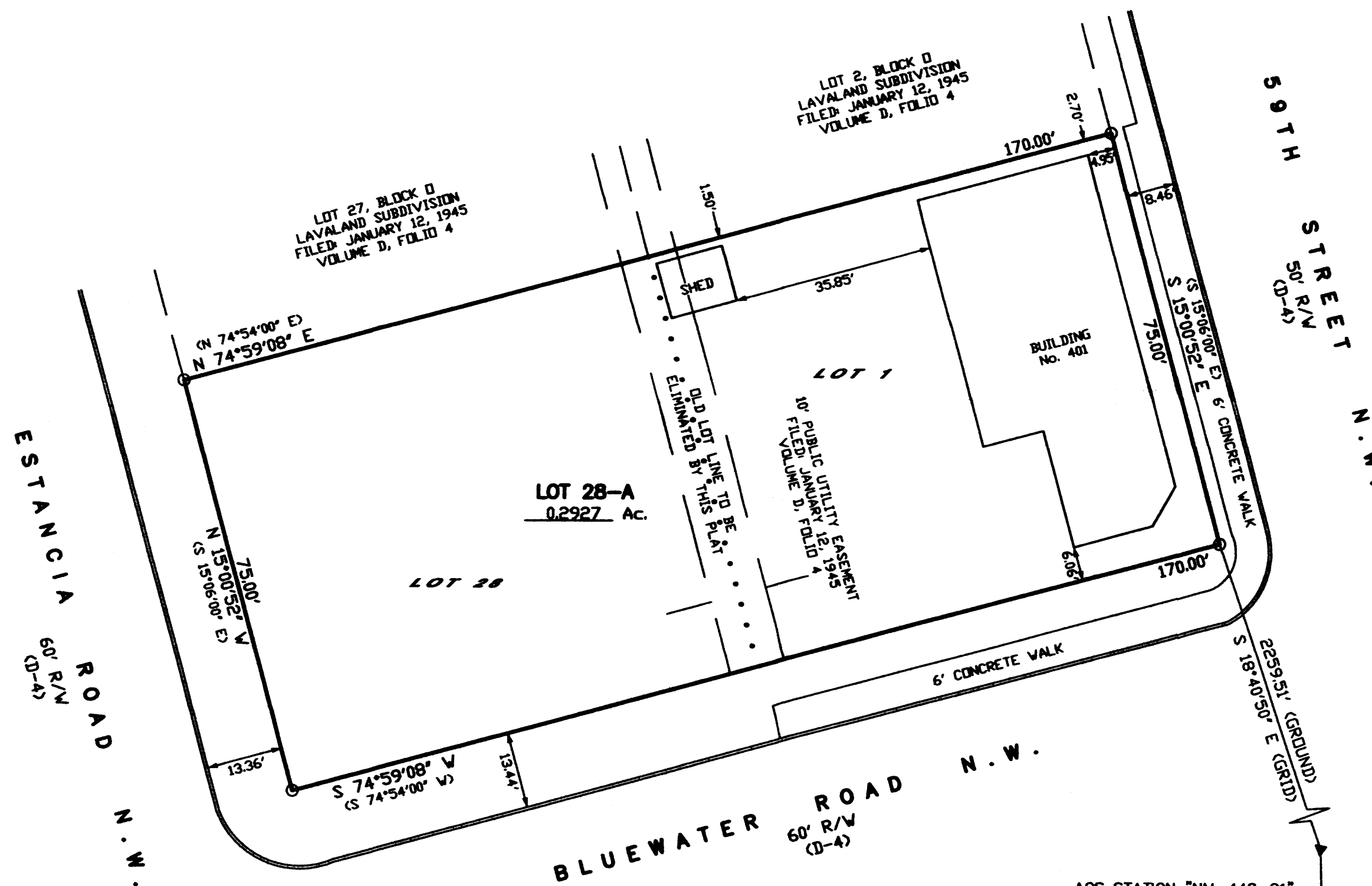
WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.F
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015



14-0671.DWG (DECEMBER, 2014)

**PLAT OF
LOT 28-A, BLOCK 0
LAVALAND ADDITION**

WITHIN
TOWN OF ATRISCO GRANT
SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015



ACS STATION "NM-448-C1"
N=1,485,337.932
E=1,505,010.213
GRD TO GRID=0.999682094
 $\Delta\alpha = -00^{\circ} 15' 36.48''$
CENTRAL ZONE, NAD 1983

14-0671.DWG (DECEMBER, 2014)