

VICINITY MAP No. C-20



LEGAL DESCRIPTION

LOT NUMBERED TWO-P ONE (2-P1) OF THE PLAT OF ESTRADA COURT SUBDIVISION, PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE N.M.P.M., ELENA GALLEGOS LAND GRANT, 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 SEPTEMBER 6, 2005 IN PLAT BOOK 2005C, PAGE 299

**PLAT OF
LOT 2-A-P1
ESTRADA COURT SUBDIVISION**

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE THE PUBLIC DRAINAGE EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3224 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: JANUARY 2011
- 9: 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:

- 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 provide natural gas services.
 - C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. 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/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
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CITY APPROVALS:

[Signature] _____ DATE 4-4-11
CITY SURVEYOR

*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 _____

FREE CONSENT

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[Signature] _____ 4/4/11
DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 4th DAY OF April 2011

BY: *[Signature]* _____
OWNERS NAME

MY COMMISSION EXPIRES: 2/18/13 BY: *[Signature]* _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

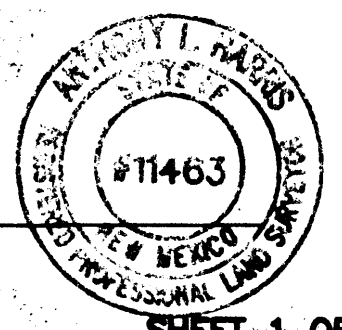
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

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 3rd DAY OF March 2011.

[Signature] _____
ANTHONY L. HARRIS, P.S. # 11463

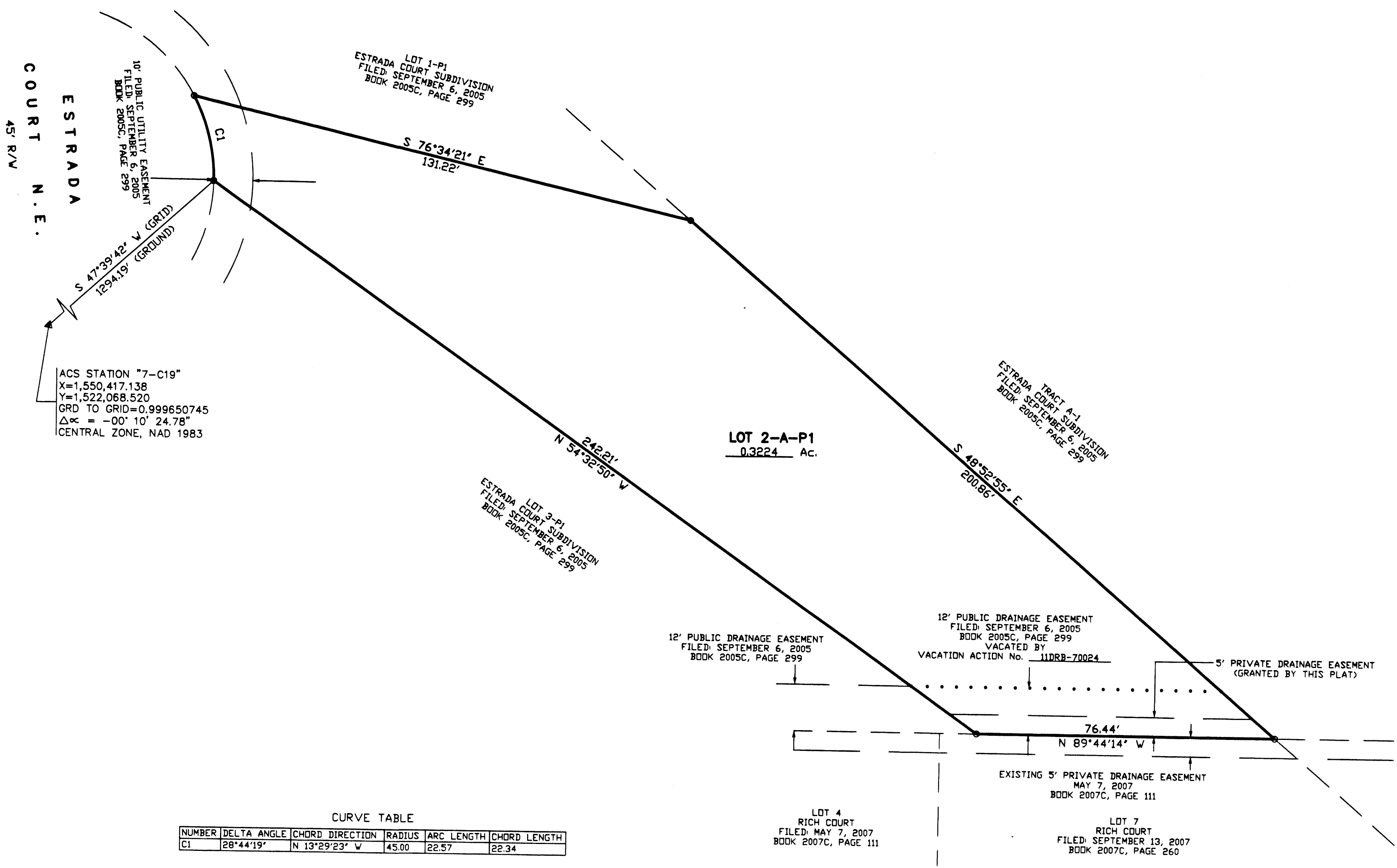
HARRIS SURVEYING, INC.
1112-B BURNING STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 888-8666
FAX: (505) 888-8645



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

**PLAT OF
LOT 2-A-P1
ESTRADA COURT SUBDIVISION**

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE/
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011



ACS STATION "7-C19"
X=1,550,417.138
Y=1,522,068.520
GRD TO GRID=0.999650745
Δα = -00° 10' 24.78"
CENTRAL ZONE, NAD 1983

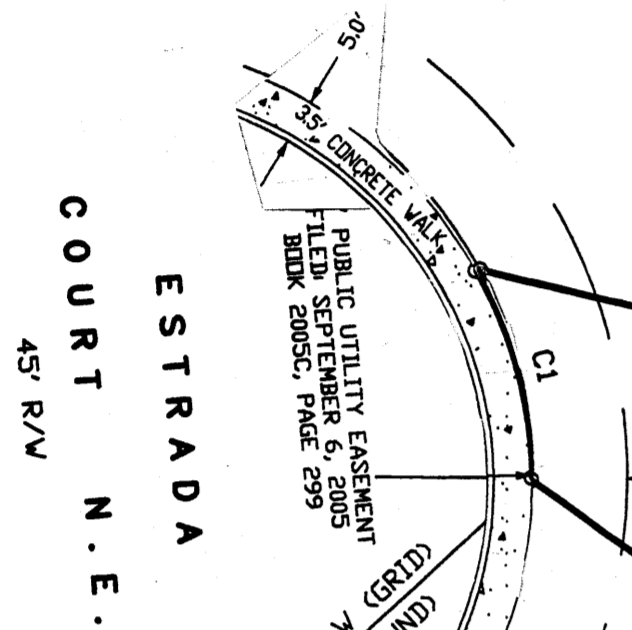
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	28°44'19"	N 13°29'23" W	45.00	22.57	22.34

11-0006.DWG (JANUARY, 2011)

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 $\Delta\alpha = -00^{\circ} 10' 24.78''$
CENTRAL ZONE, NAD 1983

LOT 1-P1
ESTRADA COURT SUBDIVISION
FILED: SEPTEMBER 6, 2005
BOOK 2005C, PAGE 299

S 76°34'21" E
131.22'

N 54°32'50" W
242.21'

LOT 2-A-P1
0.3224 Ac.

TRACT A-1
ESTRADA COURT SUBDIVISION
FILED: SEPTEMBER 6, 2005
BOOK 2005C, PAGE 299

LOT 3-P1
ESTRADA COURT SUBDIVISION
FILED: SEPTEMBER 6, 2005
BOOK 2005C, PAGE 299

12' PUBLIC DRAINAGE EASEMENT
FILED: SEPTEMBER 6, 2005
BOOK 2005C, PAGE 299

VACATED BY
VACATION ACTION No. 11DRB-70024

5' PRIVATE DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)

12' PUBLIC DRAINAGE EASEMENT
FILED: SEPTEMBER 6, 2005
BOOK 2005C, PAGE 299

76.44'

N 89°44'14" W

EXISTING 5' PRIVATE DRAINAGE EASEMENT
MAY 7, 2007
BOOK 2007C, PAGE 111

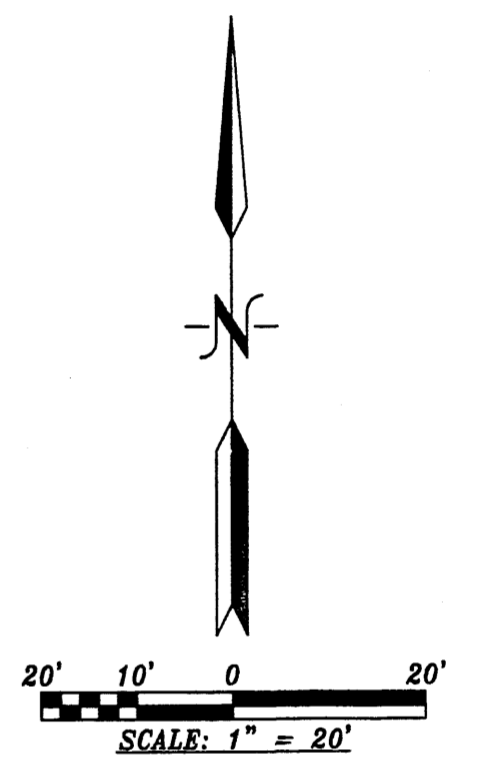
LOT 4
RICH COURT
FILED: MAY 7, 2007
BOOK 2007C, PAGE 111

LOT 7
RICH COURT
FILED: SEPTEMBER 13, 2007
BOOK 2007C, PAGE 260

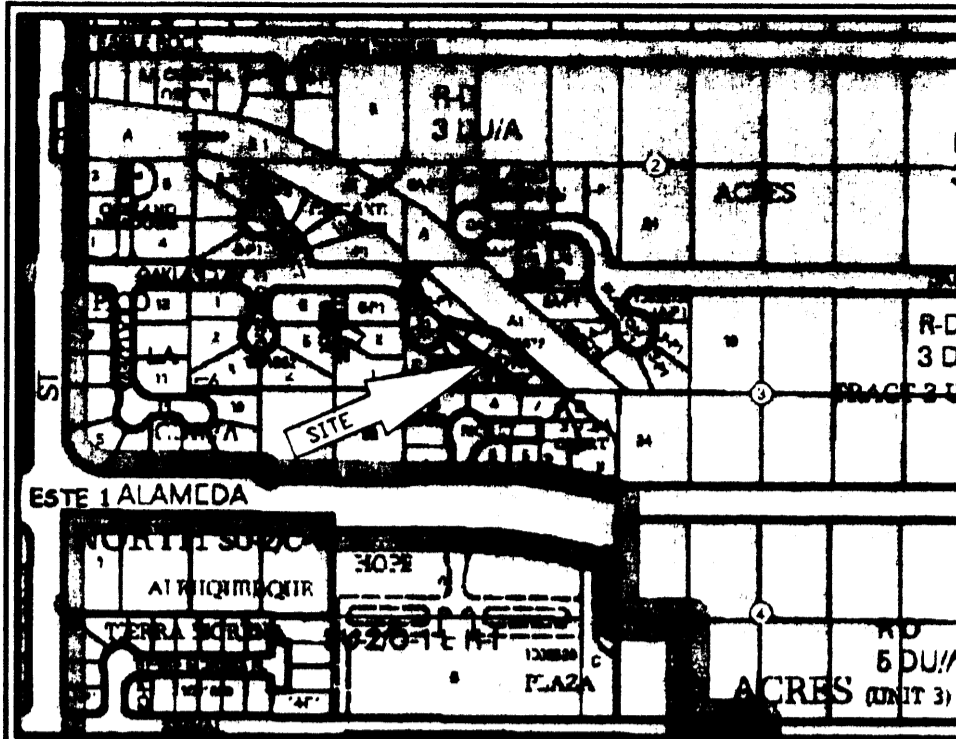
TRACT A
RICH COURT
FILED: SEPTEMBER 13, 2007
BOOK 2007C, PAGE 260

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APRIL, 2011

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NEW MEXICO GAS COMPANY _____ DATE _____

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COMCAST _____ DATE _____

CITY APPROVALS:

[Signature]
CITY SURVEYOR _____ DATE 4-4-11

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

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[Signature] _____ 4/4/11
DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 4th DAY OF April, 2011

BY: David and Lynn Gill
OWNERS NAME

MY COMMISSION EXPIRES: 2/18/13 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.

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THIS 3rd DAY OF March, 2011.

[Signature]
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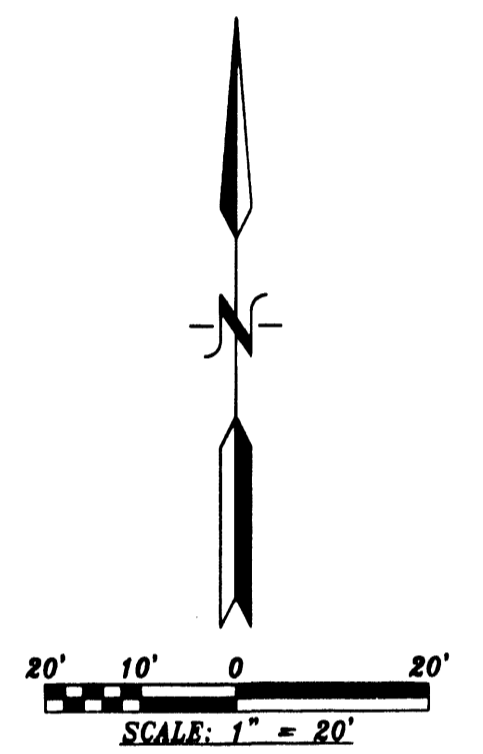
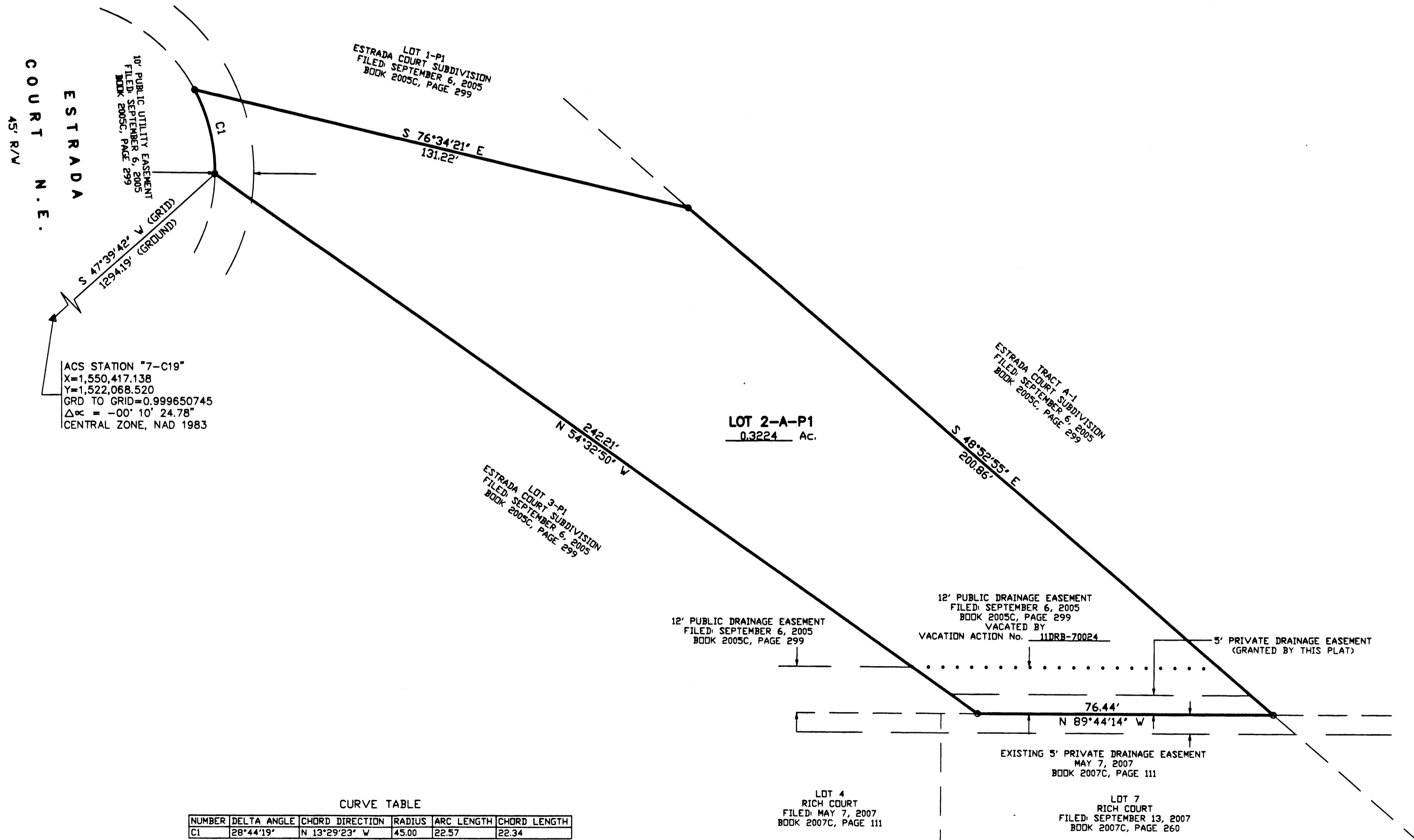
ALBUQUERQUE SURVEYING, INC.
1111-11 MARQUEE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 849-0056
FAX: (505) 849-0046



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

**PLAT OF
LOT 2-A-P1
ESTRADA COURT SUBDIVISION**

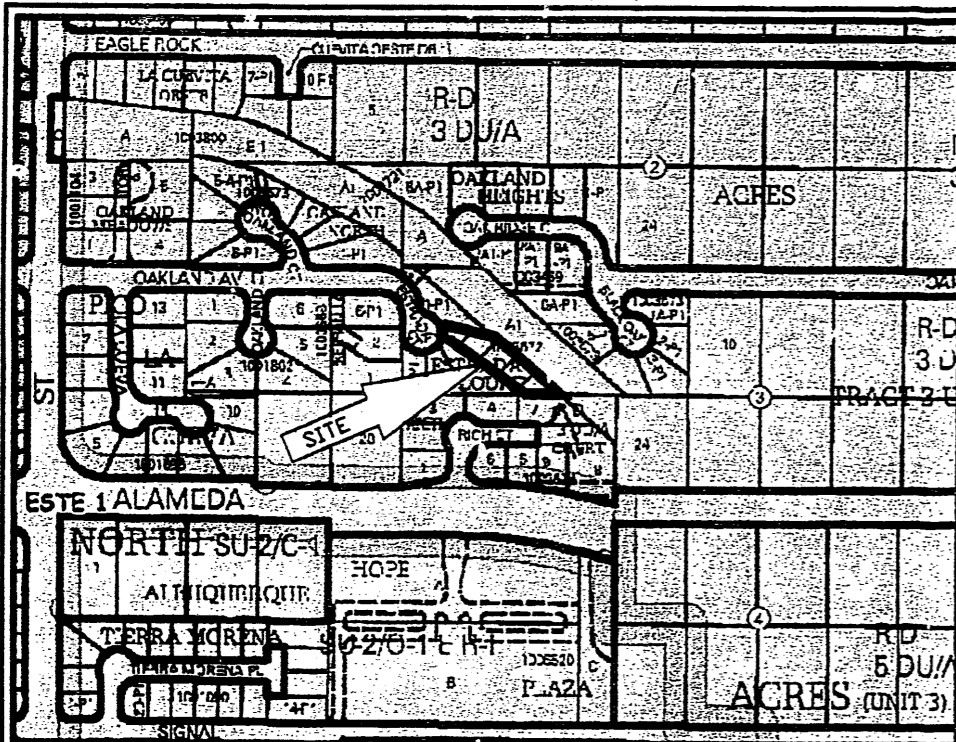
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011



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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER: 1008663

APPLICATION NUMBER: _____

UTILITY APPROVALS:

Fernando Vigil 4-19-11
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
M-SB 4-19-2011
NEW MEXICO GAS COMPANY DATE
Michael Ramirez 04.19.11
QWEST TELECOMMUNICATIONS DATE
NA
COMCAST DATE

CITY APPROVALS:

[Signature] 4-4-11
CITY SURVEYOR DATE
NA
*REAL PROPERTY DIVISION (CONDITIONAL) DATE
NA
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
[Signature] 04-13-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 04/13/11
ABCWA DATE
[Signature] 4/13/11
PARKS AND RECREATION DEPARTMENT DATE
[Signature] 4-13-11
AMAFCA DATE
[Signature] 4-13-11
CITY ENGINEER DATE
[Signature] 4-21-11
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

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David D. Gill Lynn A. Gill 4/4/11
DATE

ACKNOWLEDGMENT

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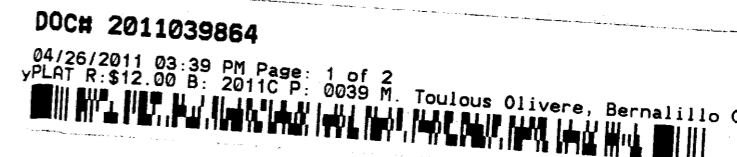
BY: David and Lynn Gill
OWNERS NAME

MY COMMISSION EXPIRES: 2/18/13 BY: [Signature]
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 10306409740020381

PROPERTY OWNER OF RECORD: David Gill D + Lynn A

BERNALILLO CO. TREASURER'S OFFICE: [Signature] 4/26/11



SURVEYORS CERTIFICATE:

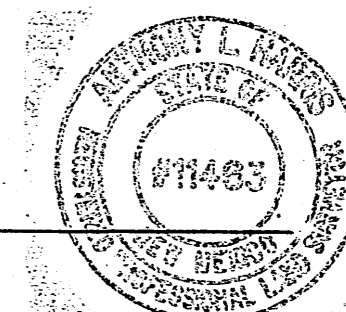
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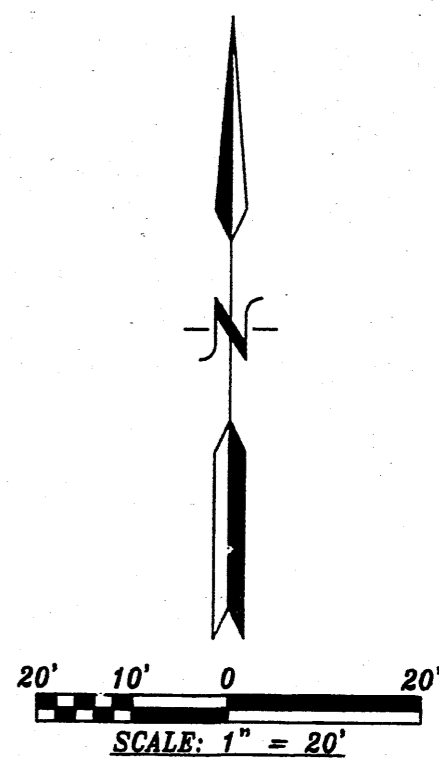
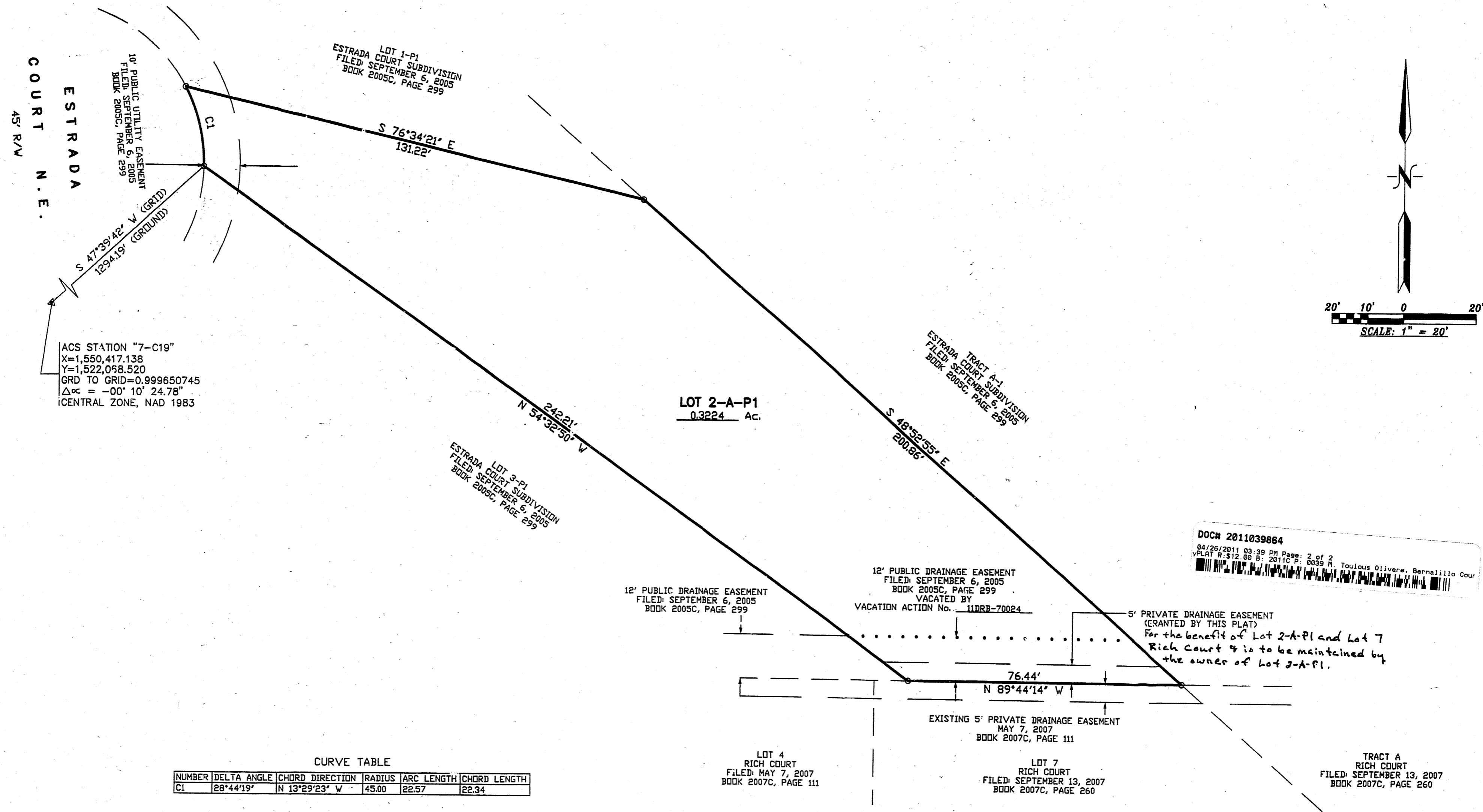
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HARRIS SURVEYING, INC. PHONE: (505) 889-8058
2412-D MONROE STREET N.E. FAX: (505) 889-8645
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BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011



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PLAT R: \$12.00 B: 2011C P: 0039 M: Toulous Olivere, Bernalillo Cour

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	28°44'19"	N 13°29'23" W	45.00	22.57	22.34

11-0006.DWG (JANUARY, 2011)