

VICINITY MAP  
NOT TO SCALE  
ZONE PAGE K-13-Z

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS 5\_K13 AND 6\_K13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORD PER THE FOLLOWING PLATS:  
A. PLAT OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED DECEMBER 29, 1892 IN BOOK D, FOLIO 140.  
B. PLAT OF RAYNOLDS ADDITION, FILED NOVEMBER 24, 1924 IN BOOK DI, FOLIO 33.
6. GROSS ACREAGE = 0.2283 ACRES
7. NUMBER OF EXISTING LOTS = 5
8. NUMBER OF LOTS CREATED = 2
9. PROPERTY SURVEYED AUGUST, 2011.
10. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
11. 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 THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
12. DEED OF CONVEYANCE (ARLEGE TO EUBANK), FILED IN BOOK 65, PAGE 383 ON APRIL 7, 1920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM DEEDED PORTIONS OF 5 LOTS, AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

**FREE CONSENT & DEDICATION**

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 13-A AND 17-A, BLOCK 49, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE TO THE CITY OF ALBUQUERQUE, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER THEREOF. THE UNDERSIGNED OWNER WARRANTS THAT SHE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

MARGARET ARAGON DE CHAVEZ

**NOTARY ACKNOWLEDGEMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF August, 2011,  
BY: Margaret Aragon De Chavez

MY COMMISSION EXPIRES: 2-11-2013

NOTARY PUBLIC

**PLAT OF LOTS 13-A & 17-A  
BLOCK 49  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE  
OF THE CITY OF ALBUQUERQUE, NEW MEXICO**

PROJECTED SECTION 19, T 10 N, R 3 E, N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2011  
SHEET 1 OF 2

**LEGAL DESCRIPTION**

A TRACT OF LAND COMPRISING LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK NUMBERED FORTY-NINE (49) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF THE CITY OF ALBUQUERQUE, 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 DECEMBER 29, 1892, IN MAP BOOK D, FOLIO 140, EXCEPTING THEREFROM THE NORTHERLY THIRTY-EIGHT FEET (38') OF SAID LOTS THIRTEEN (13) THRU SIXTEEN (16) AND THE EASTERLY FIFTEEN FEET (15') OF THE NORTHERLY THIRTY-EIGHT FEET (38') OF SAID LOT SEVENTEEN (17) PER DEED FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 1920, IN BOOK 65, PAGE 383, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLD AVENUE, S.W., AND BEING A POINT ON THE WESTERLY BOUNDARY OF SAID SUBDIVISION, WHENCE ALBUQUERQUE CONTROL STATION "5\_K13" BEARS S 40°06'57" W, A DISTANCE OF 3434.17 FEET; THENCE,

LEAVING SAID RIGHT-OF-WAY, N 28°18'57" W, A DISTANCE 1149.36 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT NUMBERED SEVENTEEN (17); THENCE,

N 9°04'58" E, ALONG THE WESTERLY LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 47.32 FEET TO THE NORTHWEST CORNER OF SAID LOT SEVENTEEN (17), BEING A POINT ON THE SOUTHERLY LINE OF A 16.00 FOOT WIDE PUBLIC ALLEY; THENCE,

S 80°50'02" E, ALONG THE SOUTHERLY LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 10.00 FEET; THENCE,

LEAVING SAID PUBLIC ALLEY, S 9°04'58" W, A DISTANCE OF 38.00 FEET TO A POINT; THENCE,

S 80°50'02" E, A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF THIS DESCRIPTION, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NINTH STREET, S.W.; THENCE,

S 9°04'58" W, ALONG SAID NINTH STREET, S.W. RIGHT-OF-WAY LINE, A DISTANCE OF 104.04 FEET TO THE SOUTHEAST CORNER OF THIS DESCRIPTION, ALSO BEING THE INTERSECTION OF THE NINTH STREET, S.W. RIGHT-OF-WAY LINE AND GOLD AVENUE, S.W. RIGHT-OF-WAY LINE; THENCE,

N 80°50'02" W, ALONG SAID GOLD AVENUE, S.W. RIGHT-OF-WAY LINE, A DISTANCE OF 52.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2283 ACRES, MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. 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.

2. 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 ELECTRIC SERVICE.

3. 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.

4. CABLE TV 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 STRUCTURES 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 PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC NO. \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_

DRB CASE NO. 1008907

**APPROVALS**

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

Michael T. Shook 8-26-11  
CITY OF ALBUQUERQUE SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

M.R.G.C.D. \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABQNUA \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS**

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

P.N.M. ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATION**

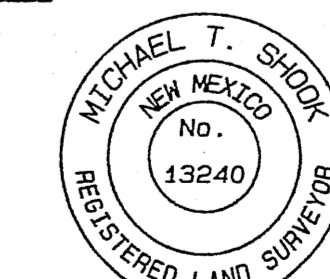
I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE 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 (EFFECTIVE DATE OF MAY 1, 2007) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook  
MICHAEL T. SHOOK NMLS NO. 13240

8/25/11  
DATE

A.M. SURVEYING CO.

612 Cerro de Ortega Drive S.E.  
Rio Rancho, New Mexico 87124  
Phone & FAX: (505) 296-1116



**INDEXING INFORMATION FOR COUNTY CLERK**

OWNERS: MARGARET ARAGON DE CHAVEZ  
LOCATION: PROJECTED SECTION 19, T 10 N, R 3 E, N.M.P.M.  
SUBDIVISION: NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

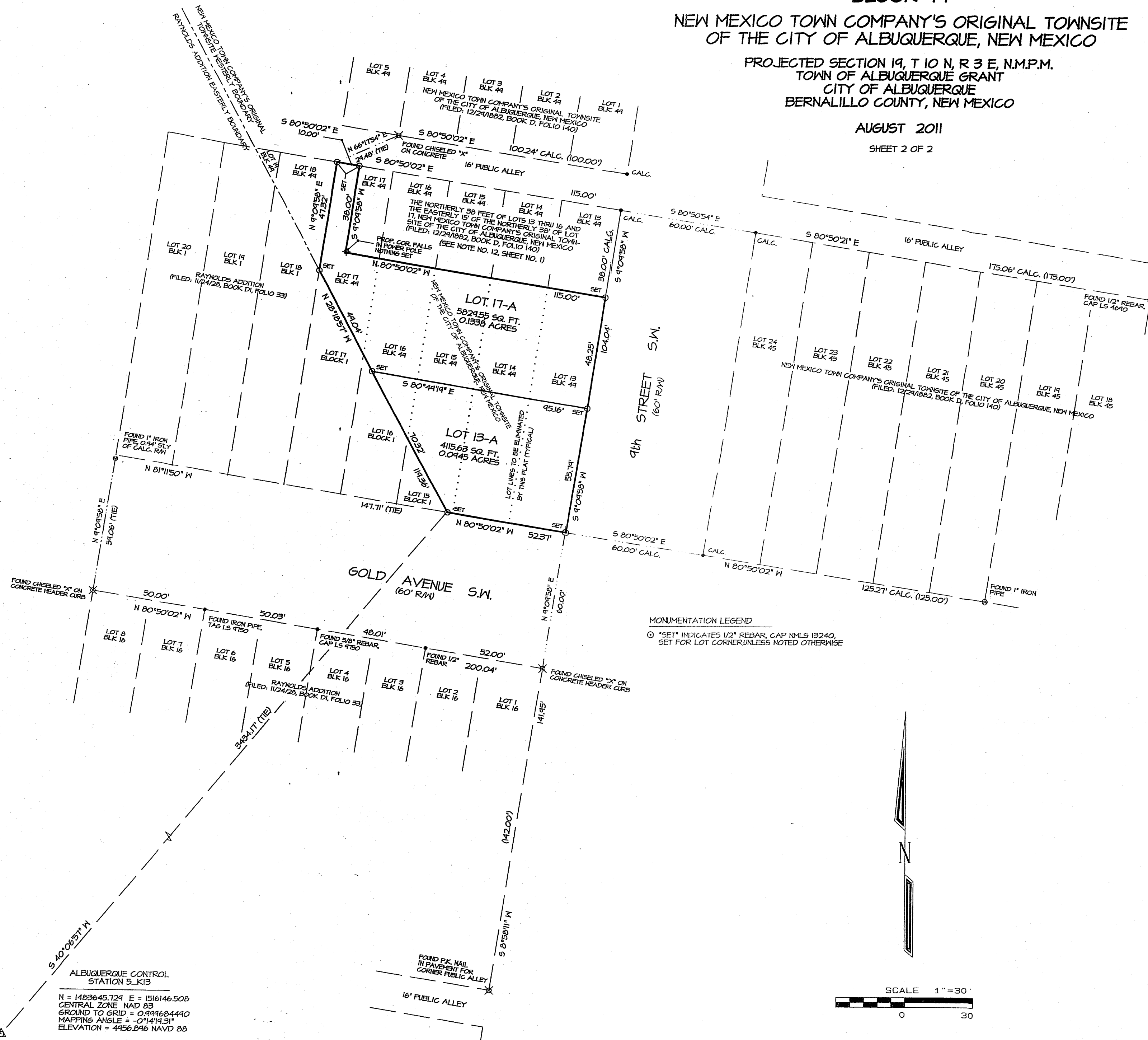
**PLAT OF LOTS 13-A & 17-A  
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BERNALILLO COUNTY, NEW MEXICO**

**AUGUST 2011**

SHEET 2 OF 2



ALBUQUERQUE CONTROL  
STATION 6\_K13  
N = 1485023.666 E = 1515142.466  
CENTRAL ZONE NAD 83  
GROUND TO GRID = 0.999684647  
MAPPING ANGLE = -0°14'26.38"  
ELEVATION = 4954.622 NAVD 88

ALBUQUERQUE CONTROL  
STATION 5\_K13  
N = 1483645.724 E = 1516146.508  
CENTRAL ZONE NAD 83  
GROUND TO GRID = 0.999684440  
MAPPING ANGLE = -0°14'19.31"  
ELEVATION = 4956.846 NAVD 88

