

VICINITY MAP ZONE MAP NO. G-12-Z
SCALE: NTS

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO PLAT ONE M.R.G.C.D. TRACT INTO TWO LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 7-H-13 AND 8-H-13.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS RA-2.
- NUMBER OF EXISTING TRACTS/LOTS.....1 TRACT
- NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT

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

OWNER(S) SIGNATURE: _____ DATE: 07- -2011

OWNER(S) PRINT NAME: _____

OWNER(S) SIGNATURE: _____ DATE: 07- -2011

OWNER(S) PRINT NAME: _____

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 00TH DAY OF AUGUST,

20 11, BY _____

NOTARY MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 12, T. 10 N. R. 2 E. N.M.P.M., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACT 28-B-7-A AS THE SAME ARE SHOWN AND DESIGNATED ON THE M.R.G.C.D. MAP NO. 35 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

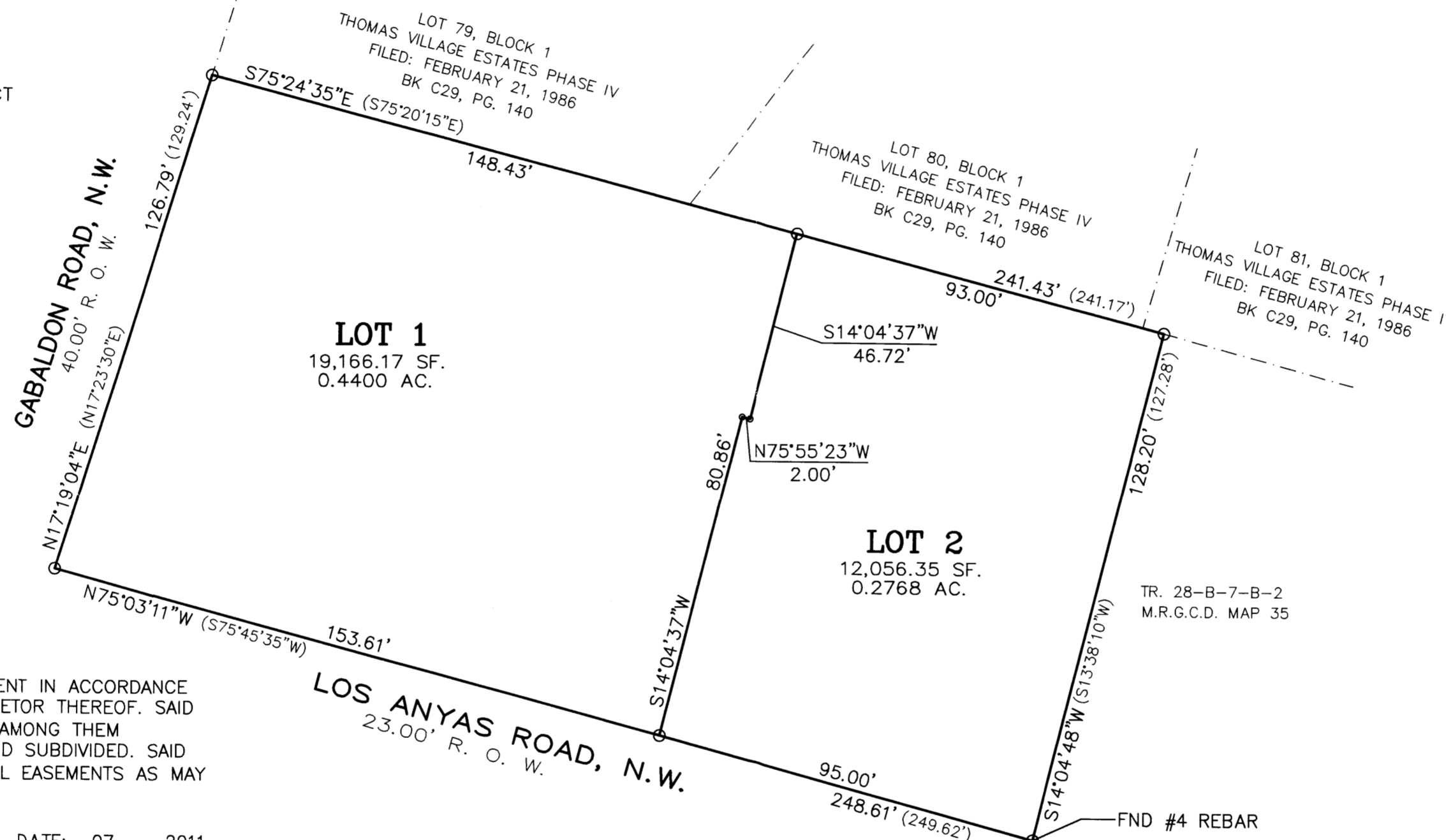
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOS ANAYAS ROAD, N.W., FROM WHENCE A TIE TO ACS MONUMENT "7_HC13" BEARS S 51°37'34" E, A DISTANCE OF 3278.30 FEET; THENCE,

FROM SAID POINT OF BEGINNING N 75°03'11" W, 248.61 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER OF SAID TRACT; THENCE,

N 17°19'04" E, 126.79 FEET TO AN ANGLE POINT AND NORTHWEST CORNER OF SAID TRACT; THENCE,

S 75°24'35" E, 241.43 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT; THENCE,

S 14°04'48" W, 128.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 0.7168 ACRE (31,222.52 SF) MORE OR LESS.

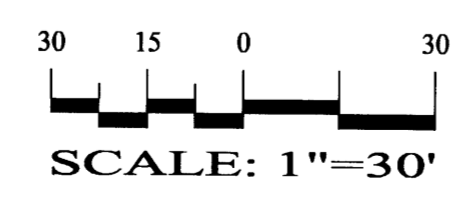


ACS MONUMENT "7_HC13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,513,953.442
Y = 1,495,777.837-NAD 1983
EL. = 4964.364-NAVD 1988
G-G = 0.999684760
DELTA ALPHA = -00° 14' 35.56"

ACS MONUMENT "8_HC13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,514,348.572
Y = 1,495,058.484-NAD 1983
EL. = 4963.168-NAVD 1988
G-G = 0.999684701
DELTA ALPHA = -00° 14' 32.76"



GRAPHIC SCALE



**PLAT OF
LOTS 1 AND 2
LANDS OF CHACON**

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2011

PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801 _____ DATE _____

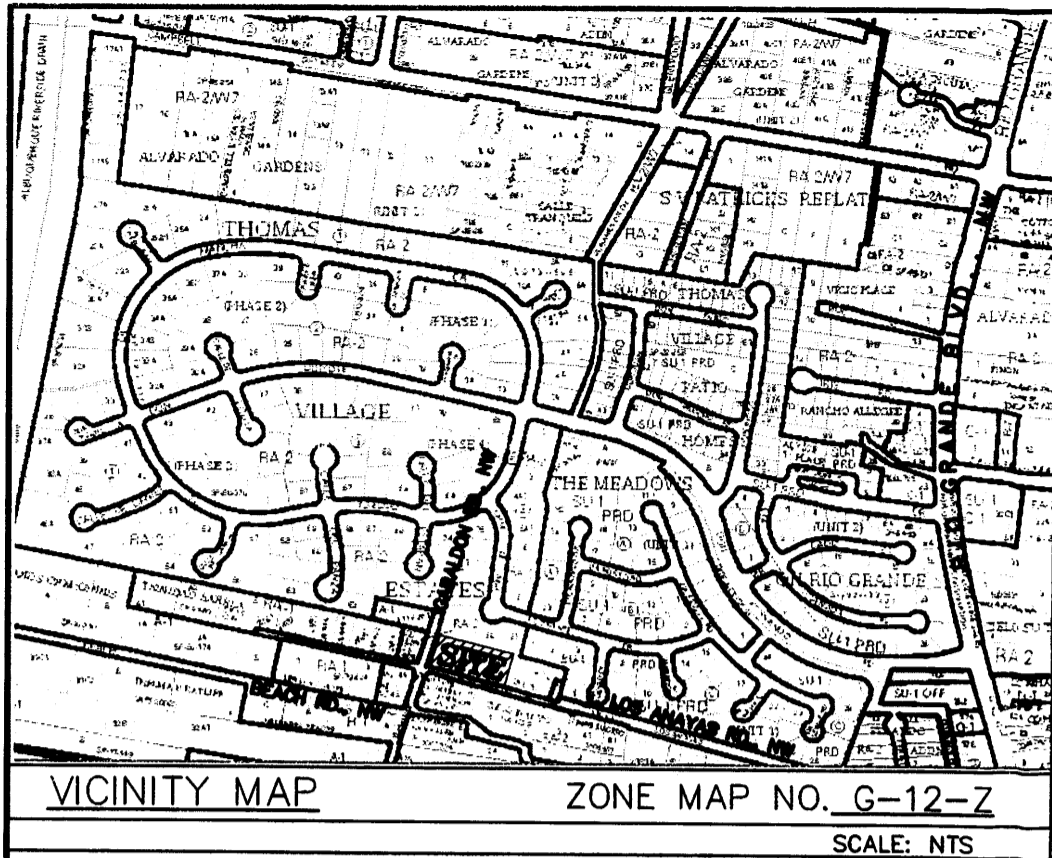
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

P.O. BOX 10264
ALBUQUERQUE, NEW MEXICO 87184
(505)899-5570



**PLAT OF
LOTS 1 AND 2
LANDS OF CHACON**
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 12, T. 10 N. R. 2 E. N.M.P.M., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACT 28-B-7-A AS THE SAME ARE SHOWN AND DESIGNATED ON THE M.R.G.C.D. MAP NO. 35 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOS ANAYAS ROAD, N.W., FROM WHENCE A TIE TO ACS MONUMENT "7_HC13" BEARS S 51°37'34" E, A DISTANCE OF 3278.30 FEET; THENCE,

FROM SAID POINT OF BEGINNING N 75°03'11" W, 248.61 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER OF SAID TRACT; THENCE,

N 17°19'04" E, 126.79 FEET TO AN ANGLE POINT AND NORTHWEST CORNER OF SAID TRACT; THENCE,

S 75°24'35" E, 241.43 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT; THENCE,

S 14°04'48" W, 128.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 0.7168 ACRE (31,222.52 SF) MORE OR LESS.

PROJECT NO. 1008961

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

APPROVALS:

[Signature] _____ 11-22-11
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWJA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO PLAT ONE M.R.G.C.D. TRACT INTO TWO LOTS, DEDICATE PUBLIC RIGHT OF WAY, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 7-H-13 AND 8-H-13.
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS RA-2.
- 6: NUMBER OF EXISTING TRACTS/LOTS.....1 TRACT
- 7: NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- 8: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
9. **THIS TRACT OF LAND IS SITUATED WITHIN PROJECTED SECTION OF ELENA GALLEGOS LAND GRANT.**

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) **DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON (02.91 SF., 0.0021 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.**

OWNER(S) SIGNATURE: *[Signature]* DATE: 11-10-11
OWNER(S) PRINT NAME: Beverly Chacon

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF NOVEMBER
20 11, BY BEVERLY CHACON

[Signature] MY COMMISSION EXPIRES: 4-21-2015
NOTARY PUBLIC
OWNER(S) SIGNATURE: *[Signature]* DATE: Oct 7, 2011
OWNER(S) PRINT NAME: ANDRE CHACON

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF OCTOBER
20 11, BY Andre Chacon

[Signature] MY COMMISSION EXPIRES: 1/28/12
NOTARY

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

SURVEYORS CERTIFICATE:

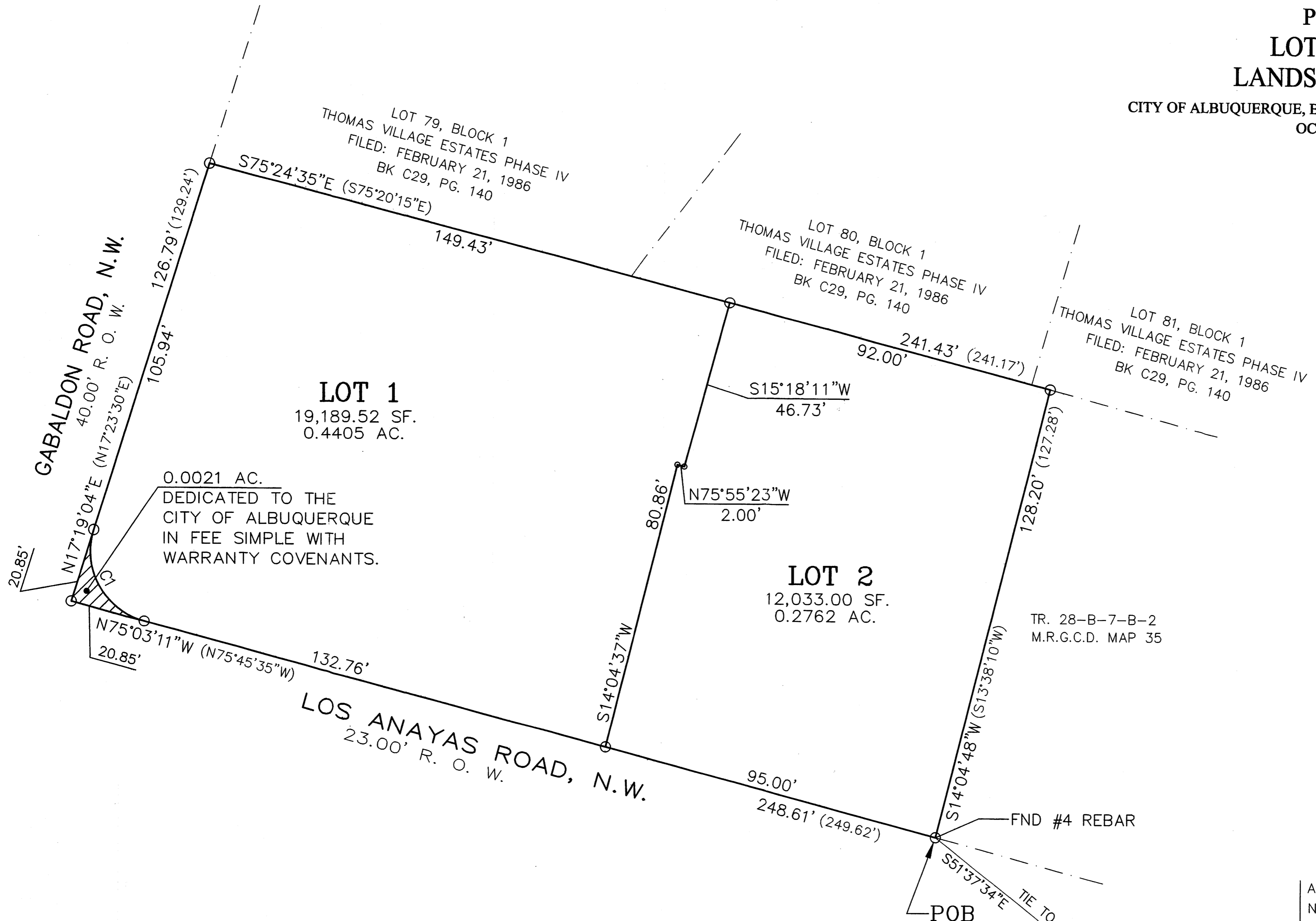
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] _____ 10/7/11
LEONARD MARTINEZ P.S. # 9801
REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
#301
LEONARD G. MARTINEZ

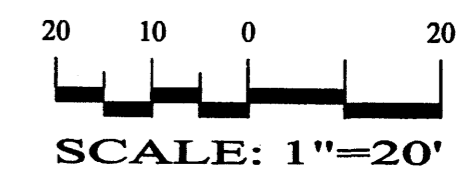
**SBS CONSTRUCTION
AND ENGINEERING, LLC**
P. O. BOX 10264
ALBUQUERQUE, NEW MEXICO 87184
(505)899-5570

PLAT OF
LOTS 1 AND 2
LANDS OF CHACON

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011



GRAPHIC SCALE



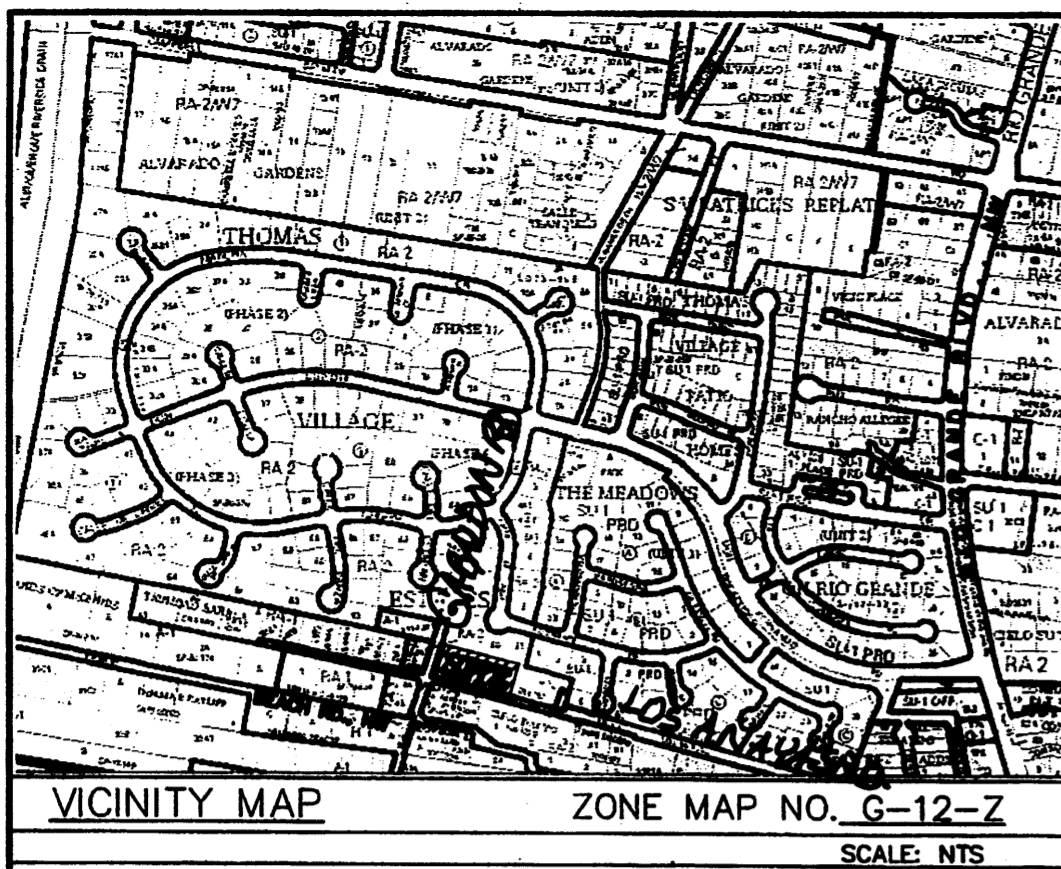
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGANT	CORD	CORD DIRECTION
C1	32.24'	20.00'	92°22'15"	20.85	28.86'	S 28d52'3" E

ACS MONUMENT "7_H13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,513,953.442
Y = 1,495,777.837-NAD 1983
EL. = 4964.364-NAVD 1988
G-G = 0.999684760
DELTA ALPHA = -00° 14' 35.56"

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CENTRAL ZONE
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AND ENGINEERING, LLC**

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PLAT OF
 LOTS 1 AND 2
 LANDS OF CHACON

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2011

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 12, T. 10 N. R. 2 E. N.M.P.M., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACT 28-B-7-A AS THE SAME ARE SHOWN AND DESIGNATED ON THE M.R.G.C.D. MAP NO. 35 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOS ANAYAS ROAD, N.W., FROM WHENCE A TIE TO ACS MONUMENT "7_HC13" BEARS S 51°37'34" E, A DISTANCE OF 3278.30 FEET; THENCE, FROM SAID POINT OF BEGINNING N 75°03'11" W, 248.61 FEET TO AN ANGLE POINT AND SOUTHWEST CORNER OF SAID TRACT; THENCE, N 17°19'04" E, 126.79 FEET TO AN ANGLE POINT AND NORTHWEST CORNER OF SAID TRACT; THENCE, S 75°24'35" E, 241.43 FEET TO AN ANGLE POINT AND NORTHEAST CORNER OF SAID TRACT; THENCE, S 14°04'48" W, 128.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 0.7168 ACRE (31,222.52 SF) MORE OR LESS.

PROJECT NO. 1008961
 APPLICATION NO. 11DRB-70338

UTILITY APPROVALS:

Fernando Vazquez 12-2-11
 PNM ELECTRIC SERVICES DATE
[Signature] 12-1-2011
 PNM GAS SERVICES - New Mexico Gas Company DATE
Alfredo Ramirez 12-06-11
 QWEST TELECOMMUNICATIONS DATE
[Signature] 12-05-11
 COMCAST DATE

APPROVALS:

[Signature] 11-22-11
 CITY SURVEYOR DATE
[Signature] 01-25-12
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 01-25-12
 ABCWA DATE
Carol S. Dumont 1-25-12
 PARKS AND RECREATION DEPARTMENT DATE
Ante a cher 1-25-12
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
Ante a cher 1-25-12
 CITY ENGINEER DATE
[Signature] 3-15-12
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO PLAT ONE M.R.G.C.D. TRACT INTO TWO LOTS, DEDICATE PUBLIC RIGHT OF WAY, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

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- This tract of land is situated within projected section of Elena Galegos Land Grant.**

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON (92.91 SF., 0.0021 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 11-10-11
 OWNER(S) PRINT NAME: Beverly Chacon

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF NOVEMBER 20 11 BY BEVERLY CHACON

[Signature] MY COMMISSION EXPIRES: 4-21-2015
 NOTARY

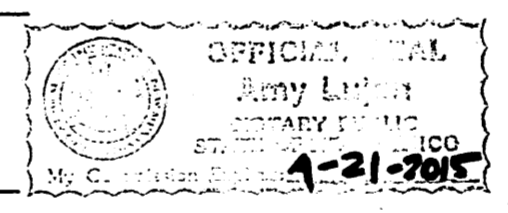
OWNER(S) SIGNATURE: *[Signature]* DATE: Oct 7, 2011
 OWNER(S) PRINT NAME: ANDRE CHACON

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF OCTOBER 20 11 BY Andre Chacon

[Signature] MY COMMISSION EXPIRES: 1/29/12
 NOTARY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # 101205930852811209
 PROPERTY OWNER OF RECORD: Chacon Beverly
 BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 5-24-12



SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

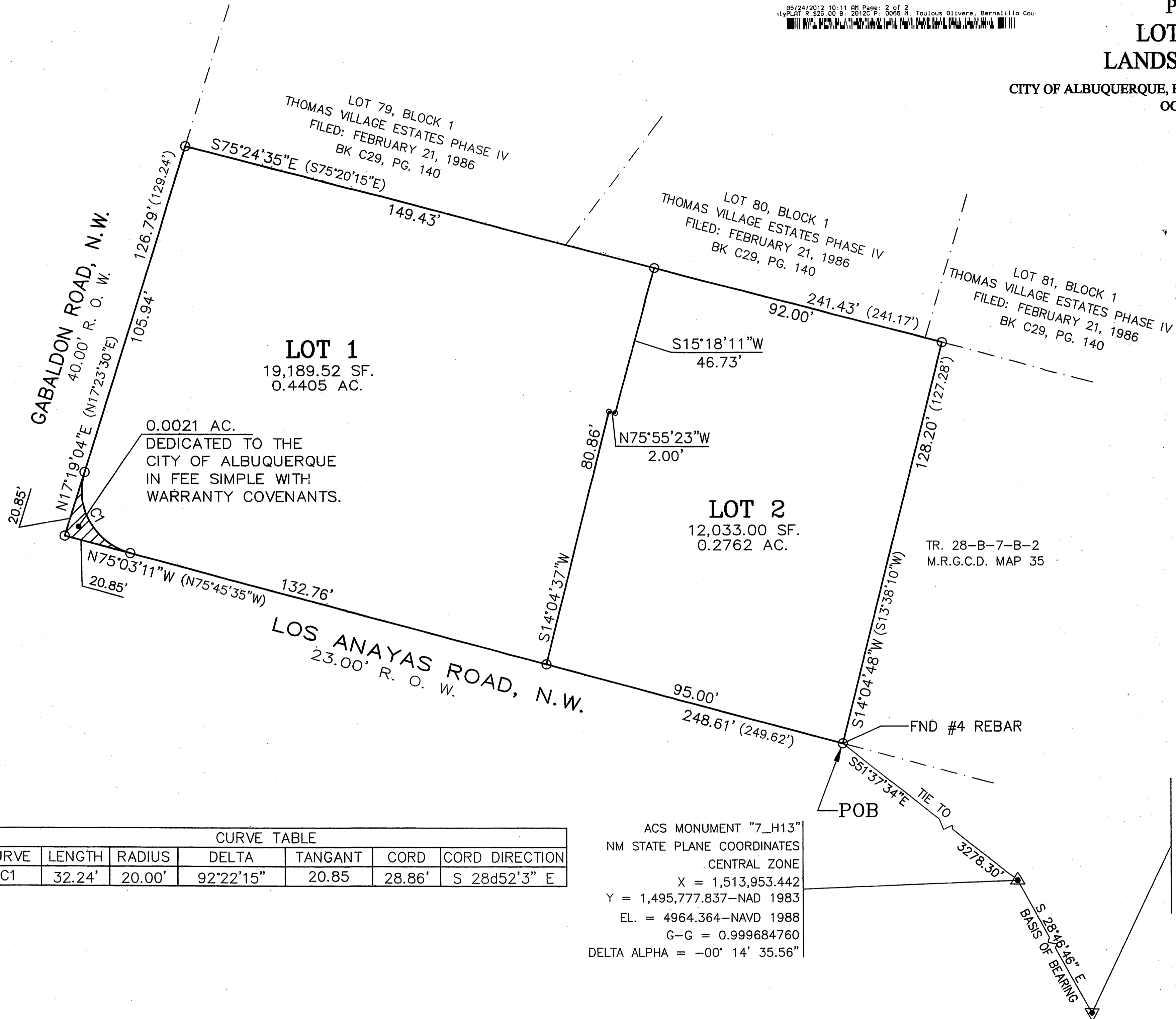
Leonard G. Martinez 10/7/11
 LEONARD MARTINEZ P.S. # 9801
 REGISTERED LAND SURVEYOR
 LEONARD G. MARTINEZ

SBS CONSTRUCTION AND ENGINEERING, LLC

P. O. BOX 10264
 ALBUQUERQUE, NEW MEXICO 87184
 (505)899-5570

PLAT OF LOTS 1 AND 2 LANDS OF CHACON

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2011

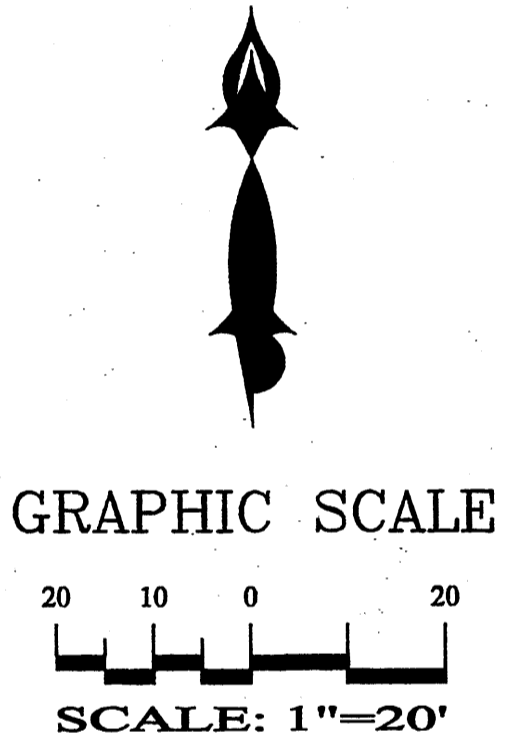


0.0021 AC.
 DEDICATED TO THE
 CITY OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS.

LOT 1
 19,189.52 SF.
 0.4405 AC.

LOT 2
 12,033.00 SF.
 0.2762 AC.

TR. 28-B-7-B-2
 M.R.G.C.D. MAP 35



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGANT	CORD	CORD DIRECTION
C1	32.24'	20.00'	92°22'15"	20.85	28.86'	S 28d52'3" E

ACS MONUMENT "7_H13"
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