

**Subdivision Data:**

ZONING: OR-2  
 GROSS SUBDIVISION ACREAGE: 0.1437 ACRES±  
 ZONE ATLAS INDEX NO: K-17-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: FEBRUARY 2012

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO ONE NEW LOT, GRANT A PUBLIC SIDEWALK EASEMENT AND DEDICATE RIGHT OF WAY.

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. UPC NO. 101705731006040912 AND 101705731006240921
6. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

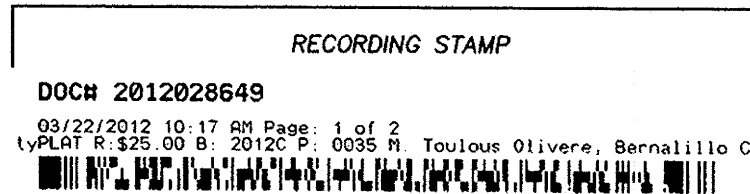
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. 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.
3. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE 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. COMCAST CABLE FOR THE 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 EASEMENTS, 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM (ELECTRIC AND GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Plat of  
 Lot 23-A, Block 11

**Valley View Addition**

Albuquerque, Bernalillo County, New Mexico  
 February 2012

Project No. 1009162

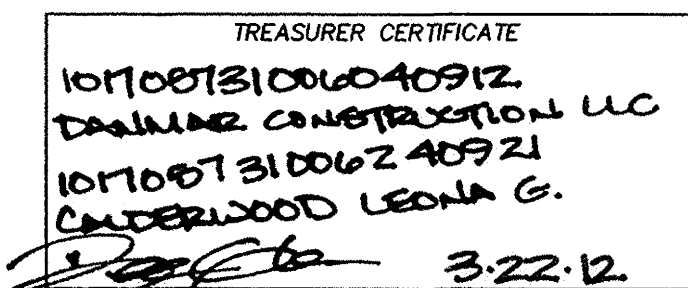
Application No. 12DRB-70068

**Utility Approvals**

<i>[Signature]</i>	3-13-2012
PNM NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	3-9-12
NEW MEXICO GAS COMPANY PNM	DATE
<i>[Signature]</i>	03-09-12
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>[Signature]</i>	03-09-12
COMCAST	DATE

**City Approvals**

<i>[Signature]</i>	2-28-12
CITY SURVEYOR	DATE
<i>[Signature]</i>	03-22-12
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	03/27/12
A.B.C.W.U.A.	DATE
<i>[Signature]</i>	3-7-12
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	3-7-12
AMAFCA	DATE
<i>[Signature]</i>	3-7-12
CITY ENGINEER	DATE
<i>[Signature]</i>	3-22-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	



**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



*[Signature]* 2/28/12  
 LARRY W. MEDRANO  
 N.P.S. No. 11993



OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED 22 AND 23 IN BLOCK NUMBERED 11, OF THE VALLEY VIEW ADDITION, 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 JUNE 07, 1911, IN MAP BOOK D-1, FOLIO 328, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED LOT LYING ON THE EAST RIGHT OF WAY LINE OF ADAMS STREET, S.E. MARKED BY A FOUND PK NAIL FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "5\_K17A" BEARS N 43°41'19" W, A DISTANCE OF 2,208.18 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE S 89°45'52" E, A DISTANCE OF 125.12 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP;

THENCE S 00°30'24" W, A DISTANCE OF 25.10 FEET TO AN ANGLE POINT OF DESCRIBED LOT MARKED BY A FOUND REBAR WITH PLASTIC CAP;

THENCE S 00°09'56" W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED LOT MARKED BY A FOUND PK NAIL;

THENCE N 89°44'44" W, A DISTANCE OF 124.96 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LOT LYING ON SAID EAST RIGHT OF WAY LINE MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES N 00°06'44" E, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT OF DESCRIBED LOT MARKED BY A FOUND CHISELED "X";

THENCE N 00°12'37" E, A DISTANCE OF 25.06 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1437 ACRES (6,261 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOT 23-A, BLOCK 11, VALLEY VIEW ADDITION.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY SHOWN FOR ADAMS STREET, S.E. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

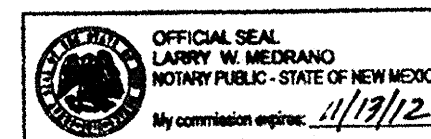
*[Signature]* 2/28/12  
 MARIA ALVIREZ  
 PRESIDENT  
 DANMAR CONSTRUCTION, LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>TH</sup> DAY OF FEB. 2012 BY MARIA ALVIREZ, PRESIDENT, DANMAR CONSTRUCTION, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

BY *[Signature]* MY COMMISSION EXPIRES: 11/13/2012  
 NOTARY PUBLIC



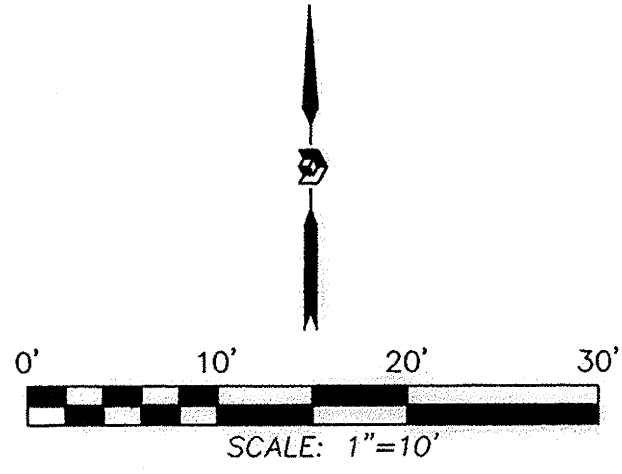
INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER DANMAR CONSTRUCTION  
 SECTION 23, TOWNSHIP 10 N, RANGE 3 E,  
 SUBDIVISION VALLEY VIEW ADDITION

Plat of  
**Lot 23-A, Block 11**  
**Valley View Addition**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2012

DOCH 2012028649  
 03/22/2012 10:17 AM Page: 2 of 2  
 tyPLAT R: \$25.00 B: 2012C P: 0035 R Toulos Olivere, Bernalillo Co

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DEMOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



**Line Table**

LINE	BEARING	DISTANCE
L1	S 02°03'30" W	5.15'
L2	S 00°09'41" W	5.73'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.14'	5.80'	2.94'	23°28'45"	S 80°33'06" W	5.75'
C2	9.50'	5.80'	3.00'	35°00'32"	S 74°33'14" W	5.71'

A.G.R.S. MONUMENT "S\_K17A"  
 STANDARD A.G.R.S. BRASS TABLE  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,484,259.419  
 E=1,535,891.429  
 PUBLISHED EL=5222.211 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999666619  
 DELTA ALPHA ANGLE=-0°12'02.83"

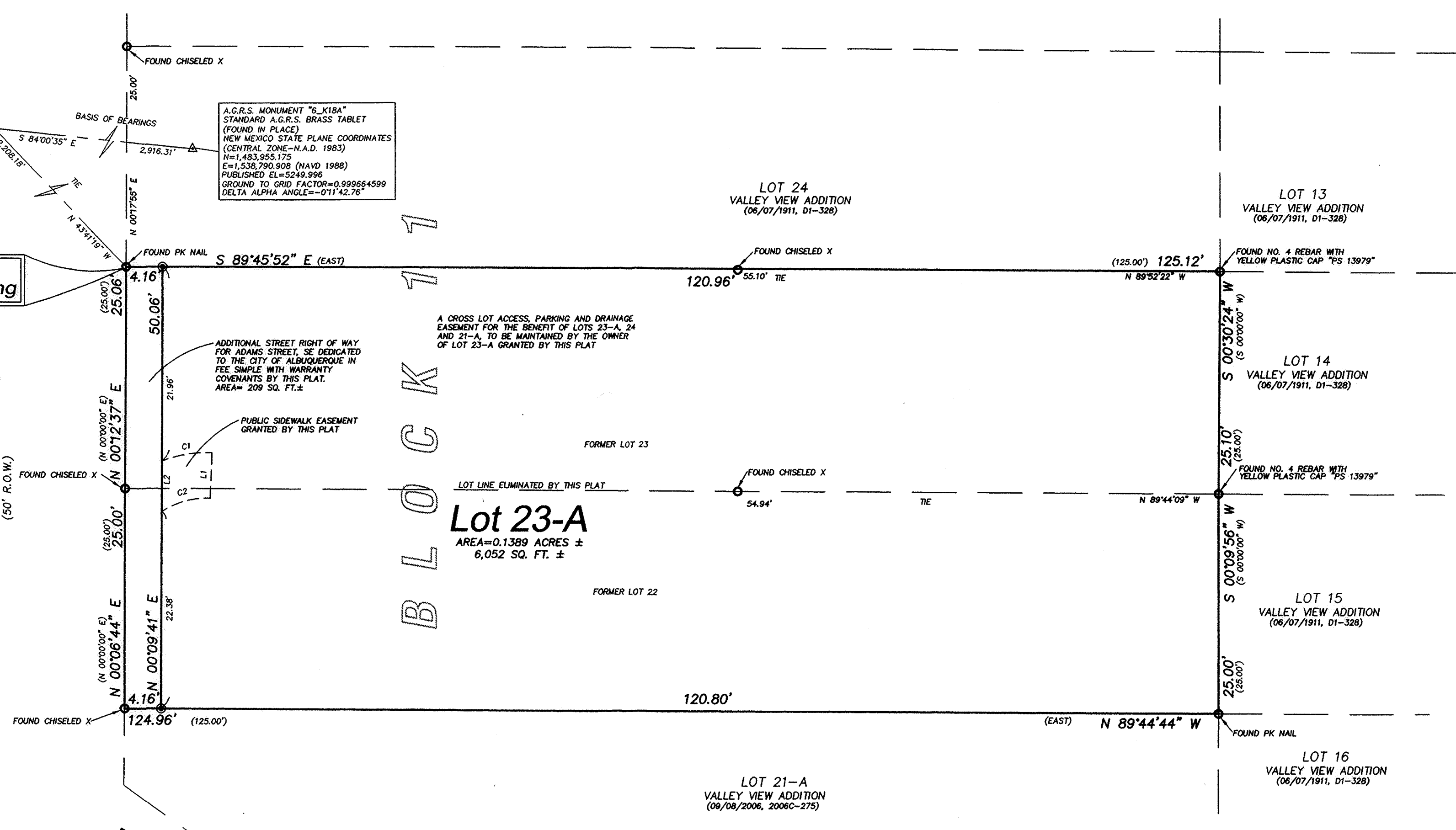
A.G.R.S. MONUMENT "6\_K18A"  
 STANDARD A.G.R.S. BRASS TABLE  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,483,955.175  
 E=1,538,790.908 (NAVD 1988)  
 PUBLISHED EL=5249.986  
 GROUND TO GRID FACTOR=0.999664599  
 DELTA ALPHA ANGLE=-0°11'42.76"

Point of Beginning

Adams Street, SE  
 (50' R.O.W.)

Zuni Road, SE  
 (100' R.O.W.)

B L O C K 1 1



**Lot 23-A**  
 AREA=0.1389 ACRES ±  
 6,052 SQ. FT. ±

**PRECISION SURVEYS, INC.**

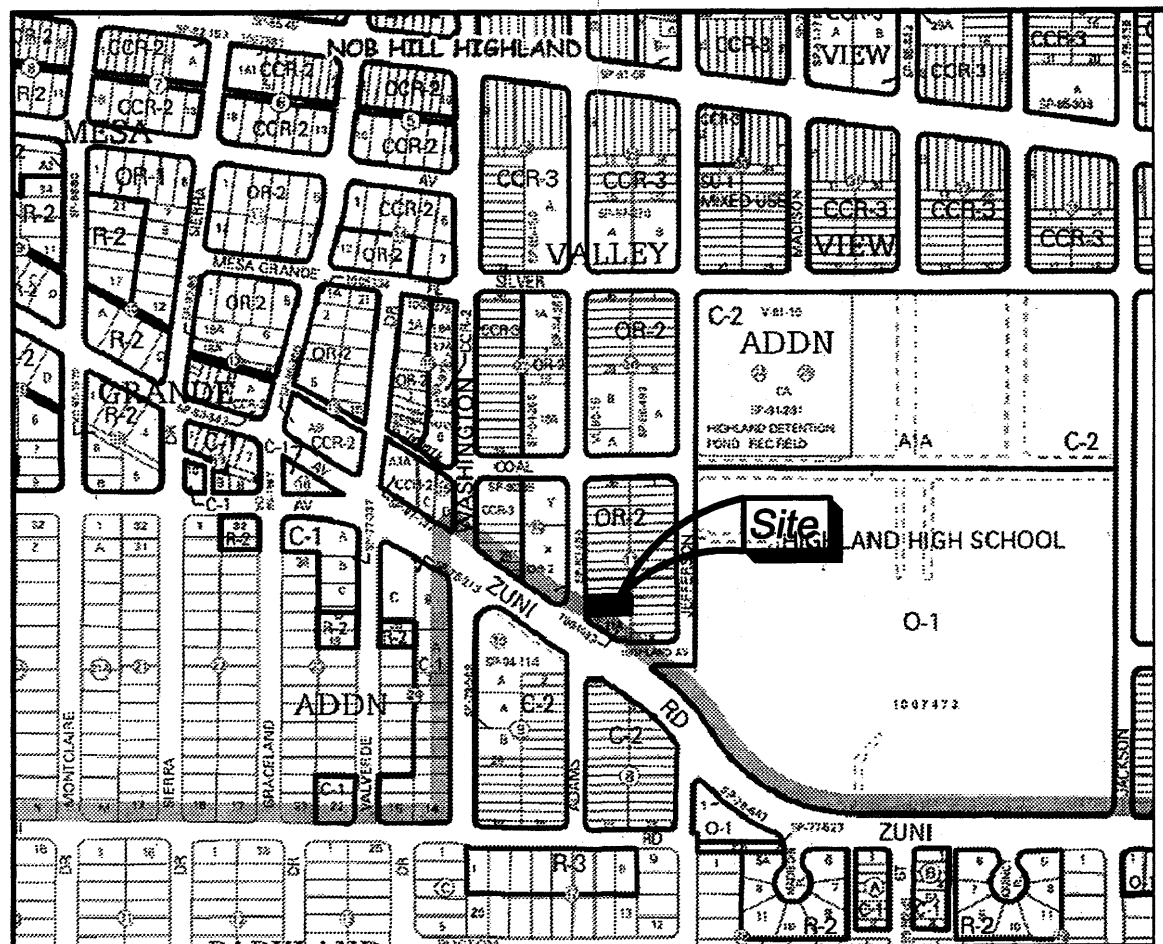
OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
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 PO Box 90636  
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Location Map  
Zone Atlas Map No. K-17-Z

**Subdivision Data:**

ZONING: OR-2  
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ZONE ATLAS INDEX NO: K-17-Z  
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NO. OF LOTS CREATED: 1  
MILES OF FULL-WIDTH STREETS CREATED: 0  
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RECORDING STAMP

Plat of  
Lot 23-A, Block 11  
**Valley View Addition**  
Albuquerque, Bernalillo County, New Mexico  
February 2012

**Legal Description**

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MARIA ALVIDREZ  
PRESIDENT  
DANMAR CONSTRUCTION, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY

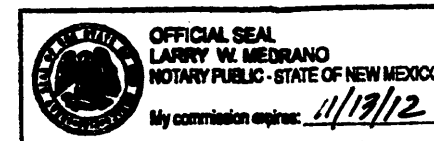
DATE

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>TH</sup> DAY OF FEB, 2012 BY MARIA ALVIDREZ, PRESIDENT, DANMAR CONSTRUCTION, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

BY *[Signature]* MY COMMISSION EXPIRES: 11/13/2012  
NOTARY PUBLIC



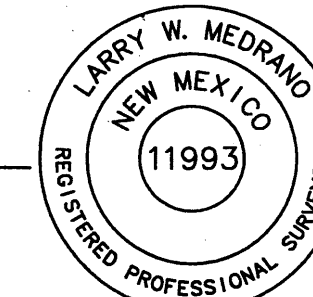
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SUBDIVISION VALLEY VIEW ADDITION

TREASURER CERTIFICATE

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*[Signature]* 2/28/12  
LARRY W. MEDRANO  
N.M.S. No. 11993  
DATE



OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

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Plat of  
Lot 23-A, Block 11

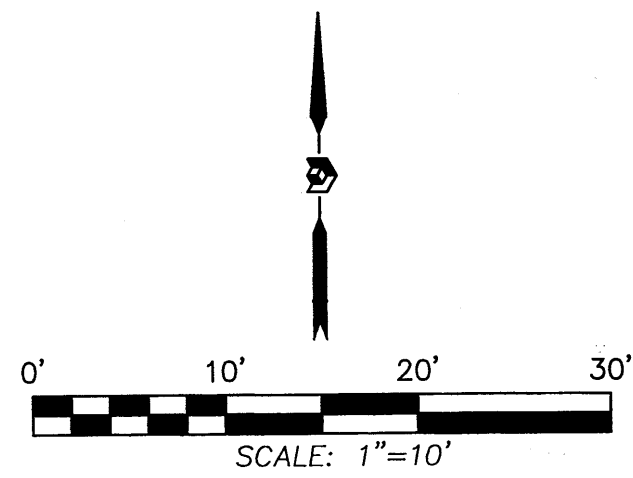
# Valley View Addition

Albuquerque, Bernalillo County, New Mexico  
February 2012

RECORDING STAMP

### Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



### Line Table

LINE	BEARING	DISTANCE
L1	S 02°03'30" W	5.15'
L2	S 00°09'41" W	5.73'

### Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.14'	5.80'	2.94'	23°28'45"	S 80°33'06" W	5.75'
C2	9.50'	5.80'	3.00'	35°00'32"	S 74°33'14" W	5.71'

A.G.R.S. MONUMENT "S\_K17A"  
STANDARD A.G.R.S. BRASS TABLE  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1983)  
N=1,484,259.419  
E=1,535,891.429  
PUBLISHED EL=5222.211 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999666619  
DELTA ALPHA ANGLE=-0°12'02.83"

A.G.R.S. MONUMENT "6\_K18A"  
STANDARD A.G.R.S. BRASS TABLE  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1983)  
N=1,483,955.175  
E=1,538,750.908 (NAVD 1988)  
PUBLISHED EL=5249.996  
GROUND TO GRID FACTOR=0.999664599  
DELTA ALPHA ANGLE=-0°11'42.76"

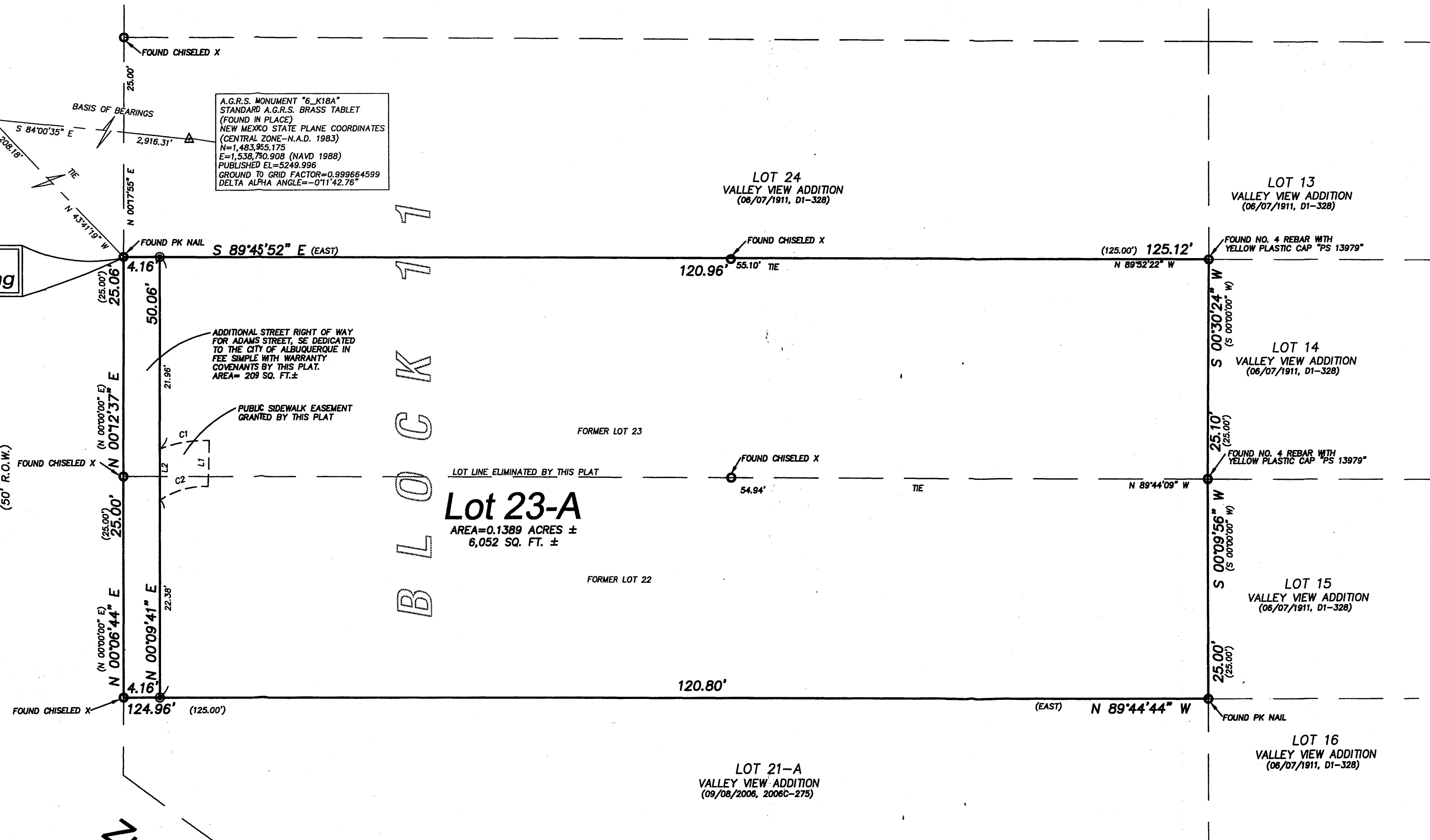
Point of Beginning

Adams Street, SE  
(50' R.O.W.)

Zuni Road, SE  
(100' R.O.W.)

B L O C K 1 1

Lot 23-A  
AREA=0.1389 ACRES ±  
6,052 SQ. FT. ±



**PRECISION**  
SURVEYS, INC.

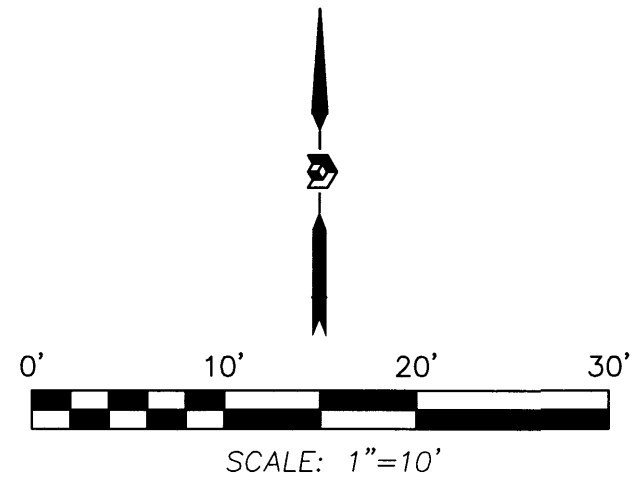
OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER DANMAR CONSTRUCTION  
SECTION 23, TOWNSHIP 10 N, RANGE 3 E,  
SUBDIVISION VALLEY VIEW ADDITION

Plat of  
 Lot 23-A, Block 11  
**Valley View Addition**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2012

RECORDING STAMP



**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
●	UTILITY POLE
⊠	ELECTRIC METER
⊞	WATER METER
⊚	FIRE HYDRANT
⊜	CURB INLET
⊝	GAS METER
⊞	HANDICAP PARKING SPACE
—	CURB AND GUTTER
—U—	OVERHEAD UTILITY LINE

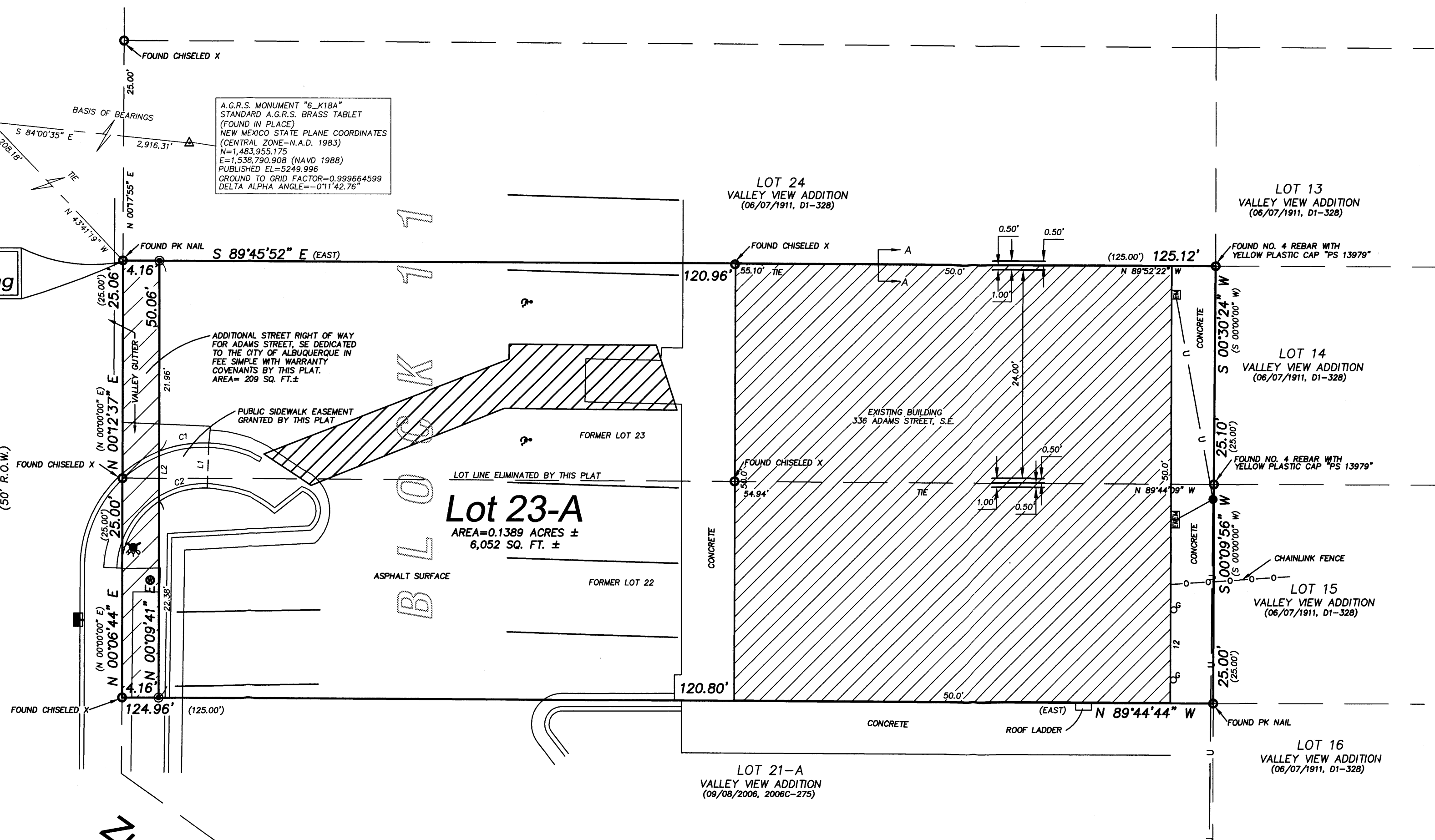
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 DELTA ALPHA ANGLE=-0°12'02.83"

A.G.R.S. MONUMENT "B\_K18A"  
 STANDARD A.G.R.S. BRASS TABLET  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE—N.A.D. 1983)  
 N=1,483,955.175  
 E=1,538,790.908 (NAVD 1988)  
 PUBLISHED EL=5249.996  
 GROUND TO GRID FACTOR=0.999664599  
 DELTA ALPHA ANGLE=-0°11'42.76"

Point of Beginning

Adams Street, SE  
 (50' R.O.W.)

Zuni Road, SE  
 (100' R.O.W.)



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