

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA, ACTUAL FIELD SURVEY AND PLAT OF J.W. VAN CLEAVE HOMESTEAD ADDITION LOT 12-A BLOCK 5.
- BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF J.W. VAN CLEAVE HOMESTEAD ADDITION LOT 12-A BLOCK 5, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 10, 1993, IN BOOK 93C PAGE 33.
- GROSS AREA: 0.9530 ACRES
- NUMBER OF EXISTING TRACT(S): 1
- NUMBER OF TRACTS CREATED: 2
- 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 TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
- PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED BY THIS PLAT. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

DOC# 2012078959
 08/06/2012 11:13 AM Page: 1 of 2
 PLAT R. \$25.00 B. 2012C P. 0088 M. Toulouse Oliviera, Bernalillo Cour

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 102005616538320207
 PROPERTY OWNER OF RECORD: Coleman Company
 BERNALILLO COUNTY TREASURER'S OFFICE: 8/6/2012

LEGAL DESCRIPTION

LOT NUMBERED TWELVE-A (12-A) OF THE J.W. VAN CLEAVE HOMESTEAD ADDITION LOT 12-A BLOCK 5, 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 FEBRUARY 10, 1993, IN BOOK 93C FOLIO 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

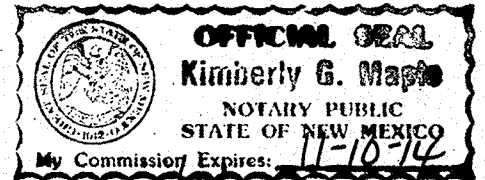
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SOUTHEAST CORNER ALSO LYING ON THE WESTERLY RIGHT-OF-WAY OF GENERAL CHENNAULT STREET SE, AT A FOUND #4 REBAR WITH LS CAP 8686; WHENCE CITY OF ALBUQUERQUE CONTROL STATION "LSS_302" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) NORTHING = 1479987.634 AND EASTING = 1553820.265 BEARS SOUTH 77°02'33" EAST, A DISTANCE OF 1,588.60 FEET RUNNING; THENCE NORTH 89°12'48" WEST A DISTANCE OF 250.05 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHWEST CORNER, SAID CORNER ALSO LYING IN THE EAST RIGHT OF WAY OF GENERAL HODGES STREET SE; THENCE NORTH 00°49'24" EAST WITH THE EAST RIGHT OF WAY OF GENERAL HODGES STREET SE, A DISTANCE OF 119.91 FEET TO A FOUND #4 REBAR WITH LS CAP 8686 FOR A CORNER; THENCE SOUTH 89°13'05" EAST A DISTANCE OF 152.66 FEET TO A CORNER; THENCE NORTH 00°44'26" EAST A DISTANCE OF 120.00 FEET TO A CORNER, SAID CORNER ALSO LYING IN THE SOUTH RIGHT OF WAY OF TRUMBULL AVENUE SE; THENCE SOUTH 89°05'22" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 72.85 FEET TO A #4 REBAR FOR A CORNER; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 38.36 FEET, A RADIUS OF 24.64 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 43°30'59" EAST A DISTANCE OF 34.60 FEET TO A CORNER ON THE WESTERLY RIGHT-OF-WAY OF GENERAL CHENNAULT STREET SE; THENCE SOUTH 00°40'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 215.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.9530 ACRES MORE OR LESS PER ATTACHED PLAT MADE APART OF HEREIN.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ANY ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: [Signature] DATE: 4-4-2012
 OWNER(S) PRINT NAME: DAVID SOBCEK
 ADDRESS: 509 General Chennault SE TRACT:

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2012
 BY: David Sobczak
 MY COMMISSION EXPIRES: 11-10-14
[Signature]
 NOTARY PUBLIC

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 CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 4. COMCAST 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 THE 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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 NOR 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.

PLAT OF
 LOTS 12-A-1 & 12-A-2, BLOCK 5
 J.W. VAN CLEAVE HOMESTEAD ADDITION
 SECTION 29, T10N, R4E N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2012
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: 1009239 APPLICATION NO. 12-70134

[Signature] 4-16-12
 CITY SURVEYOR DATE
[Signature] 08-01-12
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Carl S. Dumont 8-1-12
 PARKS & RECREATION DEPARTMENT DATE
[Signature] 08/01/12
 A.B.C.W.U.A. DATE
[Signature] 8-1-12
 A.M.A.F.C.A. DATE
[Signature] 8-1-12
 CITY ENGINEER DATE
[Signature] 8-2-12
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

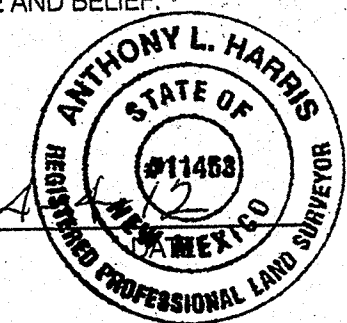
APPROVALS

[Signature] 4-23-12
 PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE
[Signature] 4-23-12
 QWEST CORPORATION D/B/A CENTURY LINK QC DATE
[Signature] 4-24-12
 COMCAST CABLE DATE
[Signature] 4-24-2012
 NEW MEXICO GAS COMPANY (NMGC) DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND 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 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 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463



THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102

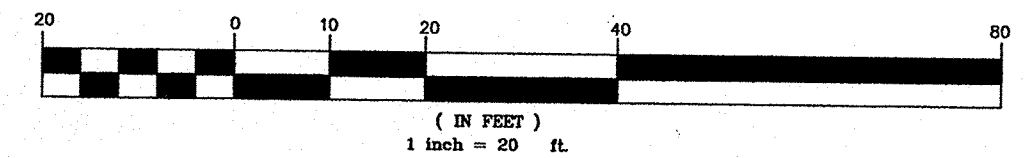
HOMESTEAD ADDITION

PLAT OF
 LOTS 12-A-1 & 12-A-2, BLOCK 5
 J.W. VAN CLEAVE HOMESTEAD ADDITION
 SECTION 29, T10N, R4E N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2012
 SHEET 2 OF 2

DOCH 2012078959
 08/09/2012 11:13 AM Page: 2 of 2
 PLAT R: 525 00 B: 2012C P: 0088 M: Toulous Olivere, Bernalillo Cour



GRAPHIC SCALE



1" = 20'
 PROJECT NO. HOMESTEAD
 DRAWN BY: R.J.L.
 ZONE ATLAS: L20

MONUMENT LEGEND

- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR w/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

STATION: 5_K20
 NORTHING: 1482001.249
 EASTING: 1553259.684
 GROUND TO GRID=0.999652832
 DELTA ALPHA = -0_10_02.59
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

STATION: LSS_302
 NORTHING: 1479987.634
 EASTING: 1553820.265
 GROUND TO GRID=0.999652045
 DELTA ALPHA = -0_09_58.59
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102

T10N R4E SEC. 29

TRUMBULL AVENUE S.E.
 (50' PUBLIC RIGHT-OF-WAY)
 (BOOK D PAGE 60)
 FILED 11-29-1948

(S89°09'00"E)
 S89°05'22"E (72.00')
 72.85'

FND #4 REBAR
 W/CAP ILLIGIBLE

R=24.64'
 L=38.36"
 D=89°12'37"
 T=24.30
 CH DIR=S43°30'59"E
 CH=34.60'

215.00'

TRACT A
 JOESPH VAN CLEAVE HOMESTEAD ADDITION
 FILED: 3-1-1984
 (BOOK C23, PAGE 78)

GENERAL HODGES STREET S.E.
 (50' PUBLIC RIGHT-OF-WAY)
 (BOOK D PAGE 60)
 FILED 11-29-1948

FND #4 REBAR
 W/CAP 8888 (S89°09'00"E)
 S89°13'05"E

119.71'

(153.05')
 152.66'

(N00°51'00"E)
 N00°44'26"E

32.95'

LOT 12-A-2
 0.6090 ACRES

EXISTING 10' P.U.E. EASEMENT
 FILED: 11-29-1948
 (BOOK D PAGE 60)
 TO BE VACTED BY THIS PLAT

LOT 12-A-1
 0.3440 ACRES

S00°50'21"W
 84.71'

N89°12'48"W
 10.00'

S00°50'21"W
 35.31'

129.89'

N89°12'48"W
 (S89°09'00"E)

120.38'

250.05'

FND #4 REBAR
 W/CAP 8888

S00°40'55"W
 (N00°51'00"E)

GENERAL CHENNAULT STREET S.E.
 (50' PUBLIC RIGHT-OF-WAY)
 (BOOK D PAGE 60)
 FILED 11-29-1948

N115°33'25"W
 2090.19'

S77°02'33"E
 1588.60'

LOT 13
 JOESPH VAN CLEAVE HOMESTEAD ADDITION
 (BOOK D PAGE 60)
 FILED 11-29-1948

LOT 4
 JOESPH VAN CLEAVE HOMESTEAD ADDITION
 (BOOK D PAGE 60)
 FILED 11-29-1948

FND 1" IRON PIPE
 (N00°51'00"E)
 N00°49'24"E