

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA, ACTUAL FIELD SURVEY AND PLAT OF J.W. VAN CLEAVE HOMESTEAD ADDITION LOT 12-A BLOCK 5.
2. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. 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.
6. GROSS AREA: 0.9530 ACRES
7. NUMBER OF EXISTING TRACT(S): 1
8. NUMBER OF TRACTS CREATED: 2
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 THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

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.

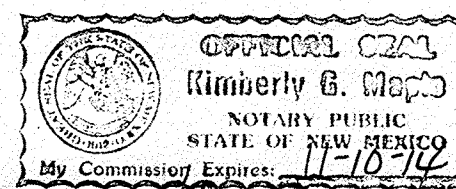
FREE CONSENT

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: David Sobczak DATE: 4-4-2012

OWNER(S) PRINT NAME: DAVID SOBCZAK  
ADDRESS: 509 General Chennault SE TRACT: \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2012  
BY: David Sobczak

MY COMMISSION EXPIRES: 11-10-14 Kimberly G. Mayo  
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.: APPLICATION NO.

David Sobczak DATE: 4-16-12  
CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

PARKS & RECREATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

APPROVALS

Fernando Vigil DATE: 4-23-12  
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

Michelle Roberts DATE: 4-23-12  
QWEST CORPORATION D/B/A CENTURY LINK QC

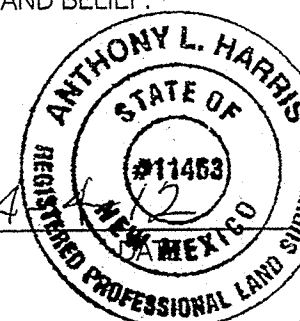
David Sobczak DATE: 4-24-12  
COMCAST CABLE

David Sobczak DATE: 4-24-2012  
NEW MEXICO GAS COMPANY (NMGC)

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.

Anthony L. Harris  
ANTHONY L. HARRIS  
NEW MEXICO PROFESSIONAL SURVEYOR, 11463



THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0305

HOMESTEAD ADDITION