

**Subdivision Data:**

ZONING: SU-1  
 GROSS SUBDIVISION ACREAGE: 0.1333 ACRES±  
 ZONE ATLAS INDEX NO: F-20-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: SEPTEMBER 2012

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT/CONSOLIDATE THE EXISTING ONE LOT AND THE PORTION OF MOON STREET, N.E. VACATED BY 12DRB-70185 INTO ONE NEW LOT.

**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 THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. UPC NO. 102006127023341801.
6. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility 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:

- 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 PROVIDED 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 PROVIDED NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV 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 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR BOOMS AND FIVE (5) FEET 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 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.

RECORDING STAMP

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 City of Albuquerque, Bernalillo County, New Mexico  
 12/05/2012 04:25 PM Page: 1 of 2  
 City of Albuquerque, Bernalillo County, New Mexico

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT NUMBERED THIRTY-FIVE (35) OF CRESTVIEW PATIO HOMES, TOGETHER WITH THE PORTION OF MOON STREET, N.E. VACATED UNDER 12DRB-70185, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 01, 1983, IN VOLUME C22, FOLIO 7, 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 (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35 LYING ON THE CURRENT EAST RIGHT OF WAY LINE OF MOON STREET, N.E., FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY SYSTEM MONUMENT "3\_F19AB" BEARS N 86°51'10" W, A DISTANCE OF 2,725.28 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, S 89°55'57" E, A DISTANCE OF 68.47 FEET TO NORTHEAST CORNER OF DESCRIBED LOT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°04'03" W, A DISTANCE OF 78.40 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LOT LYING ON THE NORTH RIGHT OF WAY LINE OF OSUNA PLACE, N.E. MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 79.08 FEET, AN ARC LENGTH OF 14.66 FEET, A DELTA ANGLE OF 10°37'18", A CHORD BEARING OF S 84°45'25" W, AND A CHORD LENGTH OF 14.64 FEET TO A POINT OF TANGENCY MARKED BY A SET CHISELED "+" IN CONCRETE;

THENCE N 89°55'57" W, A DISTANCE OF 28.73 FEET TO A POINT OF CURVATURE MARKED BY A SET CHISELED "+" IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN A RADIUS OF 25.00 FEET, ARC LENGTH OF 12.34 FEET, A DELTA ANGLE OF 28°16'24", A CHORD BEARING OF N 75°47'45" W, AND A CHORD LENGTH OF 12.21 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°38'22" W, A DISTANCE OF 1.57 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LOT LYING ON THE EAST RIGHT OF WAY LINE OF MOON STREET, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, AN ARC LENGTH OF 28.18 FEET, A DELTA ANGLE OF 89°41'59", A CHORD BEARING OF N 44°47'23" W, AND A CHORD LENGTH OF 25.39 FEET TO A POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°03'37" E A DISTANCE OF 58.77 FEET TO THE THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°55'57" E, A DISTANCE OF 6.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1333 ACRES (5,807 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 35-A, CRESTVIEW PATIO HOMES.

**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**

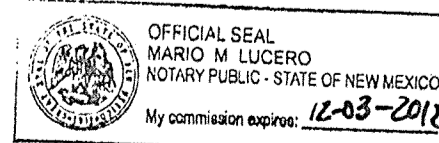
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS HIS FREE ACT AND DEED. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Rafael H. Vigil*  
 RAFAEL H. VIGIL  
 OWNER  
 Sep. 21 - 2012  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF SEPT. 2012 BY  
 RAFAEL H. VIGIL, OWNER

BY *Maria M. Lucero*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-03-2012



Plat of  
 Lot 35-A  
**Crestview Patio Homes**  
 City of Albuquerque, Bernalillo County, New Mexico  
 September 2012

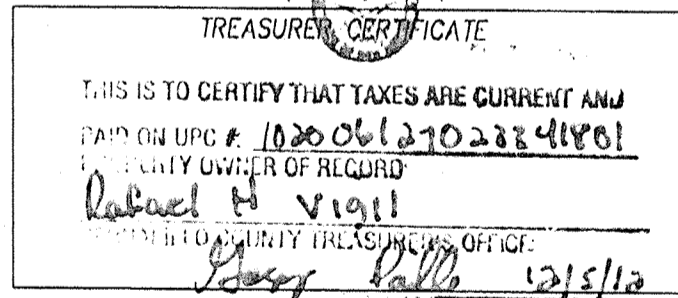
Project No. 1009328  
 Application No. 12DRB-7030

**Utility Approvals**

*Michelle V. Gallegos* 10/6/12  
 PNM DATE  
 10-11-2012  
 NEW MEXICO GAS COMPANY DATE  
*Rechelle Aguiar* 10-11-12  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
*[Signature]* 10/5/12  
 COMCAST DATE

**City Approvals**

*[Signature]* 9-24-12  
 CITY SURVEYOR DATE  
*[Signature]* 12-4-12  
 REAL PROPERTY DIVISION DATE  
*[Signature]* 10-03-12  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
*Alfonso Perea* 10/03/12  
 A.B.C.W.U.A. DATE  
*Carol S. Dumont* 10-03-12  
 PARKS AND RECREATION DEPARTMENT DATE  
*Antonio Chen* 10-3-12  
 AMAFCA DATE  
*Antonio Chen* 10-3-12  
 CITY ENGINEER DATE  
*Carol Chen* 12-5-12  
 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]* 9/21/12  
 LARRY W. MEDRANO  
 N.M.P.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

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER RAFAEL H. VIGIL  
 SECTION 32, TOWNSHIP 11 N, RANGE 4 E,  
 SUBDIVISION CRESTVIEW PATIO HOMES

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.08'	14.66'	7.35'	10°37'18"	S 84°45'25" W	14.64'
C2	25.00'	12.34'	6.30'	28°16'24"	N 75°47'45" W	12.21'
C3	18.00'	28.18'	17.91'	89°41'59"	N 44°47'23" W	25.39'

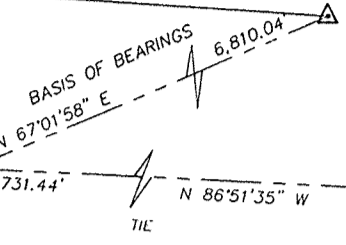
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 12/05/2012 04:25 PM Page: 2 of 2  
 CityPLAT R: \$25.00 B 20120 P: 0139 M: Toulous Olivere, Bernalillo Cou

Plat of  
 Lot 35-A  
**Crestview Patio Homes**  
 City of Albuquerque, Bernalillo County, New Mexico  
 September 2012

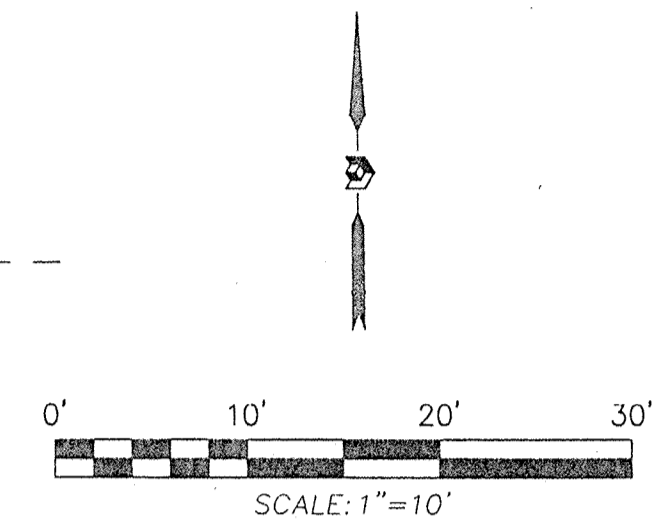
A.C.R.S. MONUMENT "27\_F21"  
 STANDARD A.C.R.S. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,508,123.389  
 E=1,556,633.962  
 PUBLISHED EL=5638.879 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999642178  
 DELTA ALPHA ANGLE=-0°09'40.80"

A.C.R.S. MONUMENT "3\_F19AB"  
 STANDARD A.C.R.S. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,505,464.694  
 E=1,550,358.414  
 ELEVATION=NOT PUBLISHED  
 GROUND TO GRID FACTOR=0.999652789  
 DELTA ALPHA ANGLE=-0°10'24.13"



Point of Beginning

Bear Canyon Arroyo  
 (150' DRAINAGE EASEMENT)



Lot 35-A  
 AREA=0.1333 ACRES ±  
 5,807 SQ. FT. ±

Legend

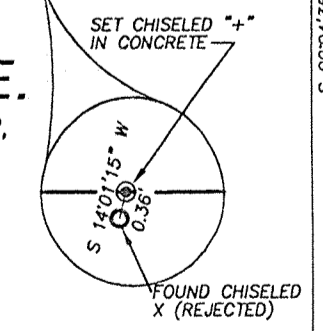
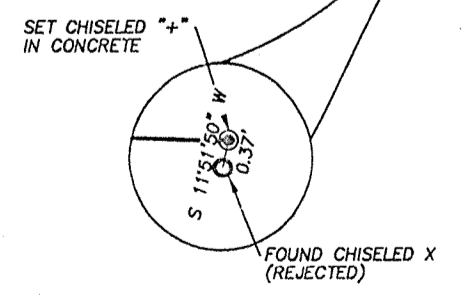
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE SHOWN
- △ FOUND ALUMINUM AGRS MONUMENT

Moon Street, NE  
 (ROW VARIES 43.66' TO 43.83')

PUBLIC RIGHT OF WAY  
 VACATED BY 120RB-70185  
 AREA=495 SQ. FT. ±

R=20.00'  
 L=31.36'  
 Δ=89°50'00"  
 T=19.94'  
 Ch=N 45°00'57" W  
 28.24'

Osuna Place, N.E.  
 (EXISTING 26' WIDE PRIVATE WAY,  
 SEWER AND UTILITY EASEMENT)



**PRECISION**  
 SURVEYS, INC.

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

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