

Indexing Information

Section 8, Township 10 North, Range 3 East, NMPM
 as Projected into the Town of Albuquerque Grant
 Subdivision: MRGCD Map No. 36
 Owner: Carl & Sandra Davidson
 UPC #101405917203830806 - Tract 52A1B
 #101405917203830806 - Tract 52A1A2 & Tract 71


**Plat of
 Lot 1, Lands of
 Sandra & Carl Davidson
 Comprising of
 Tracts 71, 52A1A2, and 52A1B
 MRGCD Map Number 36
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2012**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Plat approvals:

| | | |
|--------------------------------------|--|----------------|
| PNM Electric Services | _____ | Date |
| New Mexico Gas Company | _____ | Date |
| Qwest Corp. d/b/a CenturyLink QC | _____ | Date |
| Comcast | _____ | Date |
| City Surveyor |  | 9/6/12 Date |
| Traffic Engineer | _____ | Date |
| Real Property Division | _____ | Date |
| ABCWUA | _____ | Date |
| Parks and Recreation Department | _____ | Date |
| AMAFA | _____ | Date |
| City Engineer | _____ | Date |
| DRB Chairperson, Planning Department | _____ | Date |

Subdivision Data

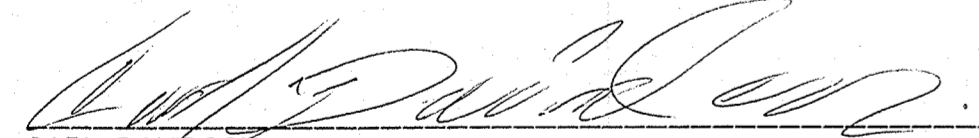
GROSS ACREAGE. 1.7754 ACRES
 ZONE ATLAS PAGE NO. H-14-Z
 NUMBER OF EXISTING LOTS. 3
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0031 ACRES
 DATE OF SURVEY. AUGUST 2012

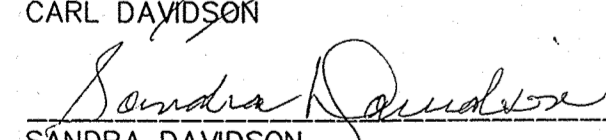
Purpose of Plat

1. ELIMINATE ALL INTERIOR LOT LINES BETWEEN THE EXISTING THREE MRGCD TRACTS SUBDIVIDED AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE, TO THE CITY OF ALBUQUERQUE, ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 9-4-12
 CARL DAVIDSON DATE

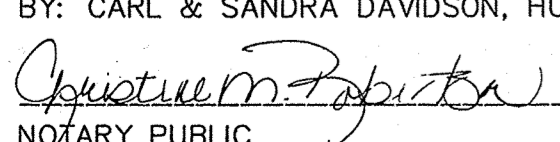
 9-4-12
 SANDRA DAVIDSON DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 4, 2012

BY: CARL & SANDRA DAVIDSON, HUSBAND AND WIFE

 5-29-2015
 NOTARY PUBLIC MY COMMISSION EXPIRES

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2006 & SUPPLEMENTAL DATA COLLECTED AUGUST 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE SUBJECT PROPERTY IS LOCATED IN SECTION 8, TOWNSHIP 10, RANGE 3 EAST, AS PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT.
4. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
5. LOT LINES TO BE ELIMINATED ARE SHOWN AS THUS

Documents

1. TITLE COMMITMENT PROVIDED BY LANDAMERICA ALBUQUERQUE TITLE FILED NUMBER 6218001858 WITH AN EFFECTIVE DATE OF OCTOBER 23, 2006.
2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NUMBER 36.

Legal

A CERTAIN TRACT OF LAND COMPRISING OF TRACT 71, TRACT 52A1A2 AND TRACT 52A1B AS SHOWN ON M.R.G.C.D. MAP NO. 36, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING THE NORTHWEST CORNER OF THE INTERSECTION OF SIXTH STREET, N.W. AND THE A.T. & S.F. RAILROAD SPUR RIGHT-OF-WAY, WHEN A TIE TO ACS MONUMENT "A_438" BEARS N 42°02'58" E, A DISTANCE OF 3826.15;

THENCE FROM THE POINT OF BEGINNING, COINCIDING WITH NORTHERLY RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD SPUR, N 87°00'35" W: A DISTANCE OF 242.29 FEET TO AN ANGLE POINT MARKED BY A 1/2" REBAR;

THENCE, COINCIDING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

N 86°07'55" W A DISTANCE OF 81.90 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER LS#14271;

N 82°23'55" W A DISTANCE OF 80.53 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER LS#14271;

N 80°45'55" W A DISTANCE OF 2.65 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER LS#14271;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°33'15" E, A DISTANCE OF 101.37 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 08°36'40" E, A DISTANCE OF 105.33 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF HAINES AVENUE, N.W.;

THENCE, COINCIDING WITH SAID HAINES AVENUE, N.W., RIGHT-OF-WAY, S 80°45'35" E, A DISTANCE OF 404.37' TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF 6TH STREET, N.W.

THENCE, COINCIDING WITH SAID 6TH STREET, N.W., RIGHT-OF-WAY, S 09°14'25" W, A DISTANCE OF 170.32' TO THE POINT OF BEGINNING CONTAINING 1.7754 ACRES (77,338 SQ. FT.) MORE OR LESS.

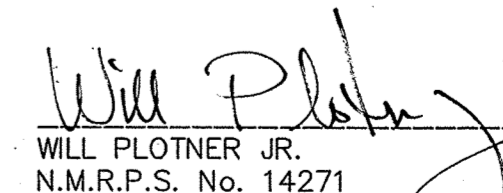
Middle Rio Grande Conservancy District

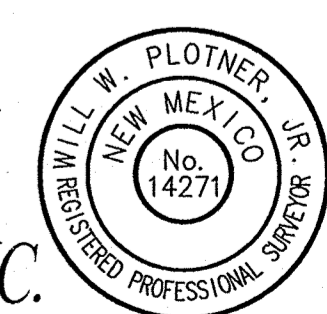
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY _____ DATE _____

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

 8/31/12
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2
063780

Plat of
**Lot 1, Lands of
 Sandra & Carl Davidson**
 Comprising of
 Tracts 71, 52A1A2, and 52A1B
 MRGCD Map Number 36
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2012

| LINE TABLE | | |
|------------|--------------|-------------------------------|
| LINE | LENGTH | BEARING |
| L1 | 2.65'(2.65') | N 80°45'55" W (N 81°00'35" W) |

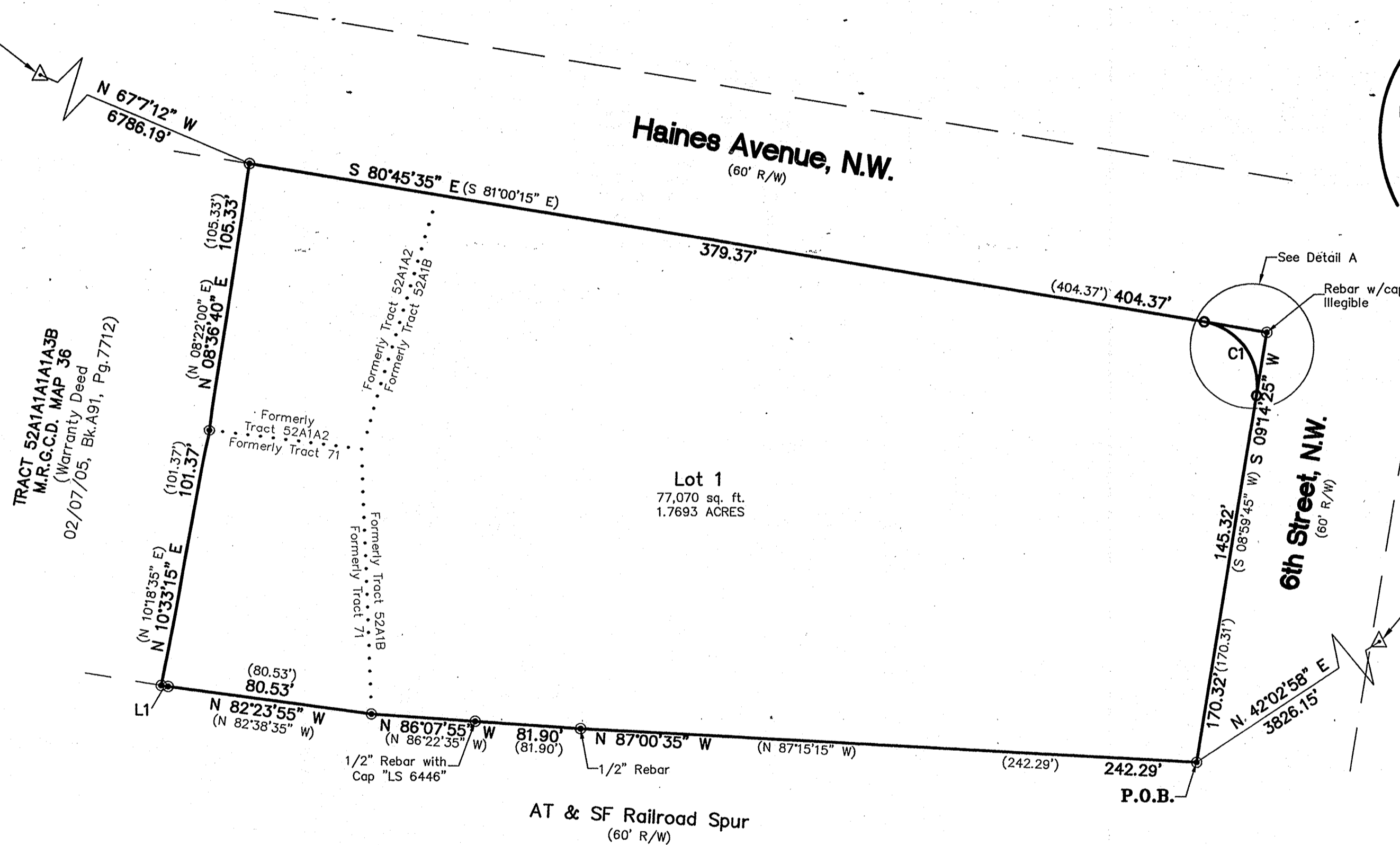
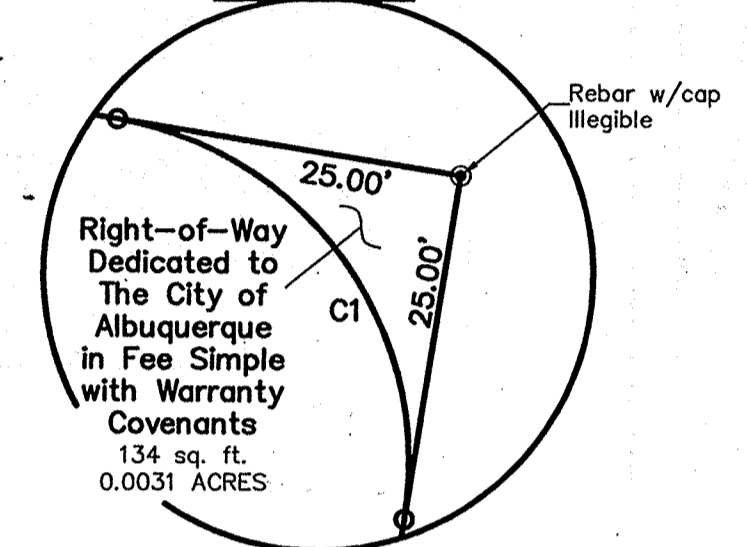
| CURVE TABLE | | | | | |
|-------------|--------|--------|---------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 39.27' | 25.00' | 90°0'0" | 35.36' | N 35°45'35" W |

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER "LS 14271"

ACS Monument "7_H13"
 NAD 1983 CENTRAL ZONE
 X=1513953.442
 Y=1495777.837
 Z=4964.364 (NAVD 1988)
 G-G=0.999684760
 Mapping Angle=-0°14'35.56"

Detail A



ACS Monument "A_438"
 NAD 1983 CENTRAL ZONE
 X=1523137.246
 Y=1495747.494
 Z=4975.350 (NAVD 1988)
 G-G=0.999681662
 Mapping Angle=-0°13'31.98"

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

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