

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.

SOLAR NOTE:
 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 lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

PLAT OF
TRACTS D-5A-2-A and D-5A-3-A
SEVEN-BAR RANCH
 BEING A REPLAT OF
 TRACTS D-5A-2 and D-5A-3, SEVEN-BAR RANCH
 IN PROJECTED SECTION 5, T.11N., R.3E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2012

SITE DATA

FEMA MAP NO.	35001C0109H
ZONING	SU-1 IP USES
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	0
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	2
TOTAL AREA	1.5410 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

VICINITY MAP **ZONE ATLAS MAP**
 NOT TO SCALE A-14-Z

PURPOSE OF PLAT:
 The purpose of this plat is to move a tract line common to Tracts D-5A-2 and D-5A-3 to allow extra construction space for an addition to a dentist's office.

FREE CONSENT AND DEDICATION
 The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof and said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted.

by Stephen D. Grant 10/04/2012
 Stephen D. Grant, Partner, Grant Davis & Gribble, LLC Date

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2012
 BY: Stephen D. Grant
 NOTARY PUBLIC: Thomas W. Patrick
 MY COMMISSION EXPIRES: 10-06-2014

by John D. Davis 10/4/12
 John D. Davis, Partner, Grant Davis & Gribble, LLC Date

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2012
 BY: John D. Davis
 NOTARY PUBLIC: Thomas W. Patrick
 MY COMMISSION EXPIRES: 10-06-2014

by Brian J. Gribble 10/4/12
 Brian J. Gribble, Partner, Grant Davis & Gribble, LLC Date

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2012
 BY: Brian J. Gribble
 NOTARY PUBLIC: Thomas W. Patrick
 MY COMMISSION EXPIRES: 10-06-2014

SURVEYOR'S CERTIFICATION:
 I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Thomas W. Patrick 10-04-2012
 THOMAS W. PATRICK DATE
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



PROJECT NUMBER: _____
 SUBDIVISION APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
<u>Thomas W. Patrick</u> 10-05-12	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER,	DATE
DRB CHAIR, PLANNING DEPARTMENT	DATE

TREASURERS CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 TRACT D-5A-3A
 UPC #10140881612082021
 TRACT D-5A-3A
 UPC#101408816022820120
 BERNALILLO COUNTY TREASURER'S OFFICE:
 BY: _____ DATE: _____

SHEET 1 OF 2

PLAT
 TRACTS D-5A-2-A AND D-5A-3-A
 SEVEN-BAR RANCH

DATE	10/03/2012
SCALE	1"=50'
GRID	TWP
GRABE	TWP
JOB NO.	N923-02-600

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048 (505)887-0000

PLAT OF
TRACTS D-5A-2-A and D-5A-3-A
SEVEN-BAR RANCH

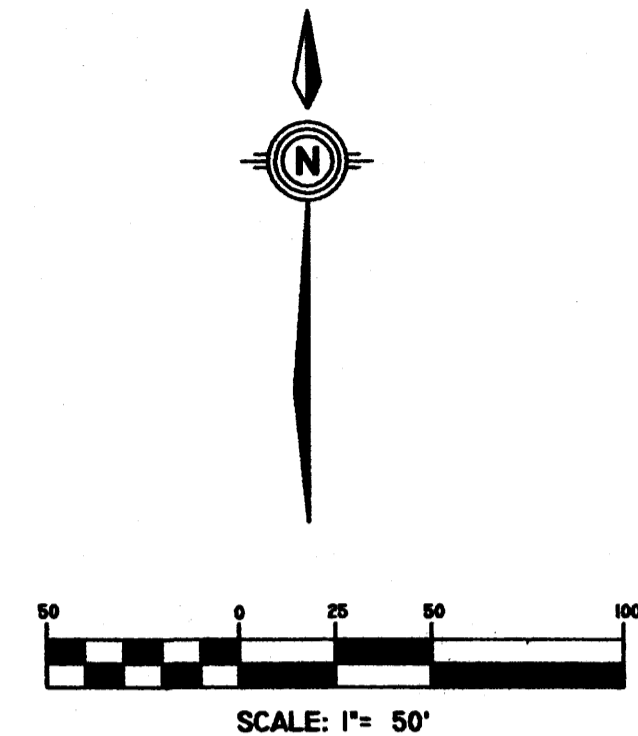
BEING A REPLAT OF
TRACTS D-5A-2 and D-5A-3, SEVEN-BAR RANCH
IN PROJECTED SECTION 5, T.11N., R.3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

LEGAL DESCRIPTION

Tracts D-5A-2 and D-5A-3 of the Plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch, as the same are shown and designated on the plat thereof recorded in the Office of the County Clerk, Bernalillo County, New Mexico on September 7, 2000 in Book 2000C, Page 233 as Doc. No. 2000088675, and being more particularly described by metes and bounds as follows:

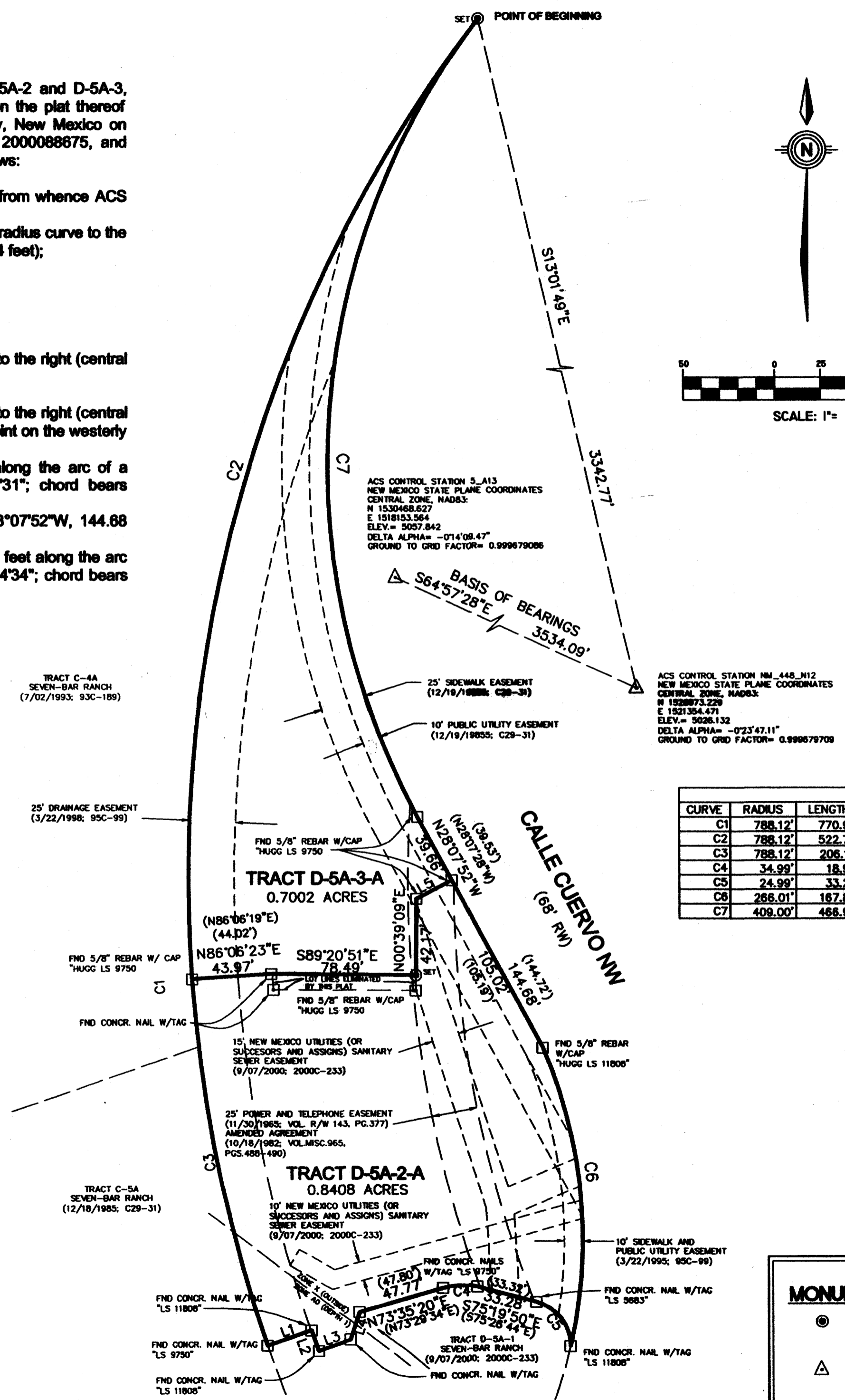
Beginning at the most northerly corner of said Tract D-5A-3, from whence ACS Control Station NM_448_N12 bears S13°01'49"E, 3342.77 feet;
RUNNING THENCE 770.90 feet along the arc of a 788.12 foot radius curve to the left (central angle= 56°02'30"; chord bears S09°08'40"W, 740.54 feet);
THENCE N71°08'05"E, 25.38 feet;
THENCE S19°35'31"E, 12.09 feet;
THENCE N70°23'00"E, 18.41 feet;
THENCE N73°35'20"E, 47.77 feet;
THENCE N17°43'19"E, 15.91 feet;
THENCE 18.96 feet along the arc of a 34.99 foot radius curve to the right (central angle= 31°05'01"; chord bears N89°03'21"E, 18.75 feet);
THENCE S75°19'50"E, 33.28 feet;
THENCE 33.23 feet along the arc of a 24.99 foot radius curve to the right (central angle= 76°10'47"; chord bears S37°32'35"E, 30.83 feet) to a point on the westerly right-of-way line of Calle Cuervo NW, a public street;
THENCE along said westerly right-of-way line 167.88 feet along the arc of a 266.01 foot radius curve to the left (central angle= 36°09'31"; chord bears N05°06'49"W, 165.10 feet);
THENCE continuing along said westerly right-of-way line N28°07'52"W, 144.68 feet;
Thence continuing along said westerly right-of-way line 466.92 feet along the arc of a 409.00 foot radius curve to the right (central angle= 65°24'34"; chord bears N04°34'25"E, 441.97 feet) to the Point of Beginning.

Contains 1.5410 acres, more or less.



LINE	LENGTH	BEARING
L1	25.38	N71°08'05"E
L2	12.09	S19°35'31"E
L3	18.41	N70°23'00"E
L4	15.91	N17°43'19"E
L5	21.92	N61°44'59"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	788.12'	770.90'	56°02'30"	419.44'	S09°08'40"W	740.54'
C2	788.12'	522.75'	41°03'28"	295.12'	S18°38'16"W	552.75'
C3	788.12'	206.15'	14°58'12"	103.66'	S11°23'04"E	205.56'
C4	34.99'	18.98'	31°05'01"	9.73'	N89°03'21"E	18.75'
C5	24.99'	33.23'	76°10'47"	19.59'	S37°32'35"E	30.83'
C6	266.01'	167.88'	36°09'31"	86.84'	N05°06'49"W	165.10'
C7	409.00'	466.92'	65°24'34"	262.82'	N04°34'25"E	441.97'



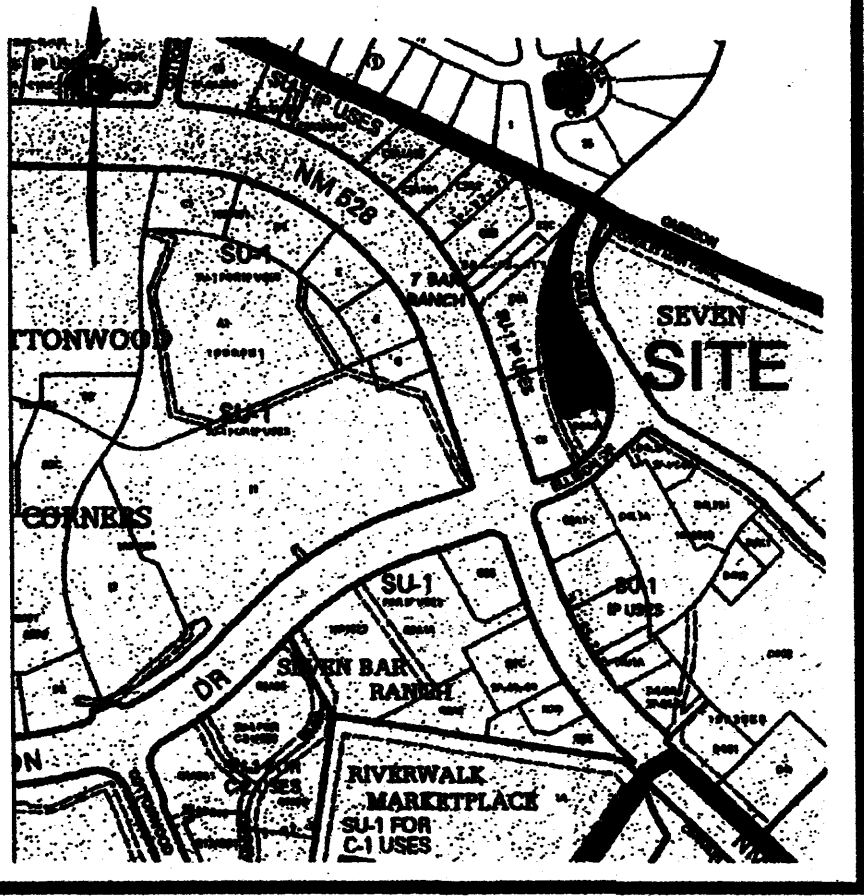
NOTES:

- The basis of bearings is the line between ACS Control Stations NM_448_N12 and 5_A13 as shown and as measured with the Vector's GPS Real Time Network. Bearings are grid bearings. Distances are ground distances.
- Bearings and distances shown in () are per record plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch recorded September 7, 2000 in Bk. 2000C, Pg.233.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch recorded September 7, 2000 in Bk. 2000C, Pg.233.
 - Warranty Deed Doc. No.2006186613.
 - Special Warranty Deed Doc. No.2007086766.
- These properties are located in Zone X (outside 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map 36001C0108H, effective date 8/16/2012, except for the most southwesterly corner of Tract D-5A-2, which is in Zone AO (Depth 1) as shown on the drawing.
- All easements of record are shown hereon.

SHEET 2 OF 2

MONUMENT LEGEND	
●	SET 5/8" REBAR WITH YELLOW PLASTIC CAP: "PATRICK PS 12651"
△	ACS CONTROL STATION OR CL MONUMENT
□	FOUND MONUMENT AS NOTED

PLAT		TRACTS D-5A-2-A AND D-5A-3-A		SEVEN-BAR RANCH	
DATE	10/03/2012	SCALE	1"=50'	community sciences corporation	
CREW	TWP	DRAWN	TWP	LAND PLANNING	ENGINEERING
JOB NO.	N923-02-600	P.O.Box 1328	Corrales, N.M. 87048	SURVEYING (505)897-0000	



VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE A-14-Z

PURPOSE OF PLAT:
The purpose of this plat is to move a tract line common to Tracts D-5A-2 and D-5A-3 to allow extra construction space for an addition to a dentist's office.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof and said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted.

by: Stephen D. Grant 10/04/2012
Stephen D. Grant, Partner, Grant Davis & Gribble, LLC Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2012
BY: Stephen D. Grant
NOTARY PUBLIC: Thomas W. Patrick
MY COMMISSION EXPIRES: 10-06-2014

by: John D. Davis 10/4/12
John D. Davis, Partner, Grant Davis & Gribble, LLC Date

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COUNTY OF BERNALILLO) SS
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BY: John D. Davis
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MY COMMISSION EXPIRES: 10-06-2014

by: Brian J. Gribble 10/4/12
Brian J. Gribble, Partner, Grant Davis & Gribble, LLC Date

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BY: Brian J. Gribble
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MY COMMISSION EXPIRES: 10-06-2014

by: Brian J. Gribble 10/4/12
Brian J. Gribble, Partner, Grant Davis & Gribble, LLC Date

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SOLAR NOTE:
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 lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

PLAT OF
TRACTS D-5A-2-A and D-5A-3-A
SEVEN-BAR RANCH
BEING A REPLAT OF
TRACTS D-5A-2 and D-5A-3, SEVEN-BAR RANCH
IN PROJECTED SECTION 5, T.11N., R.3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

SITE DATA

FEMA MAP NO.	35001C0109H
ZONING	SU-1 IP USES
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	0
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	2
TOTAL AREA	1.5410 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: 1009474
SUBDIVISION APPLICATION NUMBER: 120AB-70323

PLAT APPROVAL

- UTILITY APPROVALS:**
- Lorenzo Vigil 10-30-12
PNM ELECTRIC SERVICES DATE
 - Bochelle Ojeda 10-30-12
NEW MEXICO GAS COMPANY DATE
 - [Signature] 10/30/12
QUEST CORPORATION CENTURY LINK QC DATE
 - [Signature] 10/30/12
COMCAST DATE
- CITY APPROVALS:**
- [Signature] 10-05-12
CITY SURVEYOR DATE
 - [Signature] 11-01-12
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
 - Albon Denton 10/17/12
ABCWUA DATE
 - Carel S. Dumont 10-17-12
PARKS AND RECREATION DEPARTMENT DATE
 - Anto a chu 10-17-12
AMAFCA DATE
 - Anto a chu 10-17-12
CITY ENGINEER DATE
 - [Signature] 11-1-12
DEB CHAIR, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12851, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Thomas W. Patrick 10-04-2012
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12851



DOC# 2012118477
11/09/2012 09:06 AM Page: 1 of 2
PLAT R: \$25.00 B: 2012C P: 0132 R: Tulous Olivera, Bernalillo Co

SHEET 1 OF 2

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT D-5A-3-A
UPC #101408616120820121
TRACT D-5A-3-A
UPC#101408616022820120
BERNALILLO COUNTY TREASURERS OFFICE:
BY: [Signature] DATE: 10/4/12

PLAT	
TRACTS D-5A-2-A AND D-5A-3-A	
SEVEN-BAR RANCH	
PROJECT:	F:\N923-02-600\SURVEY AND PLAT\TRACT D-5A-3-URS
DATE:	10/03/2012
SCALE:	1"=50'
CURE:	TWP
RANGE:	T11P
JOB NO.:	N923-02-600
community sciences corporation	
LAND PLANNING	ENGINEERING
P.O. Box 1328	Corralon, N.M. 87048
(505)987-0000	(505)987-0000

PLAT OF
TRACTS D-5A-2-A and D-5A-3-A
SEVEN-BAR RANCH

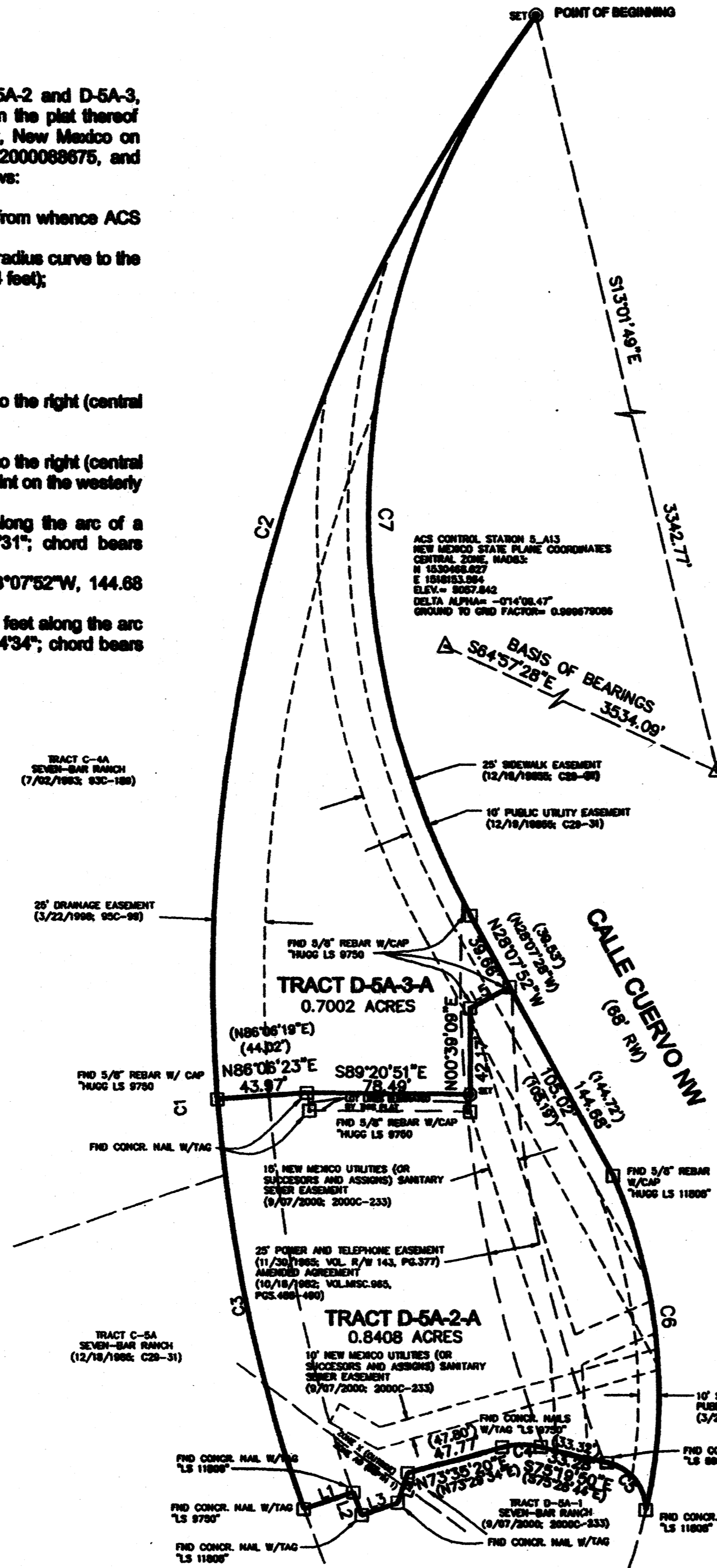
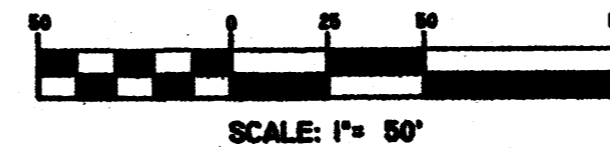
BEING A REPLAT OF
TRACTS D-5A-2 and D-5A-3, SEVEN-BAR RANCH
IN PROJECTED SECTION 5, T.11N., R.3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

LEGAL DESCRIPTION

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Beginning at the most northerly corner of said Tract D-5A-3, from whence ACS Control Station NM_448_N12 bears S13°01'49"E, 3342.77 feet;
RUNNING THENCE 770.90 feet along the arc of a 788.12 foot radius curve to the left (central angle= 58°02'30"; chord bears S09°08'40"W, 740.54 feet);
THENCE N71°08'05"E, 25.38 feet;
THENCE S19°35'31"E, 12.09 feet;
THENCE N70°23'00"E, 18.41 feet;
THENCE N73°36'20"E, 47.77 feet;
THENCE N17°43'19"E, 15.91 feet;
THENCE 18.96 feet along the arc of a 34.99 foot radius curve to the right (central angle= 31°05'01"; chord bears N89°03'21"E, 18.75 feet);
THENCE S75°19'50"E, 33.23 feet;
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THENCE along said westerly right-of-way line 167.88 feet along the arc of a 266.01 foot radius curve to the left (central angle= 36°09'31"; chord bears N05°06'40"W, 165.10 feet);
THENCE continuing along said westerly right-of-way line N28°07'52"W, 144.68 feet;
Thence continuing along said westerly right-of-way line 466.92 feet along the arc of a 409.00 foot radius curve to the right (central angle= 65°24'34"; chord bears N04°34'25"E, 441.97 feet) to the Point of Beginning.

Contains 1.5410 acres, more or less.



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L5	21.92	N61°44'09"E

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C2	788.12	822.75	41°03'28"	295.12'	S19°35'31"E	582.76'
C3	788.12	208.15	14°59'12"	103.86'	S11°23'04"E	205.56'
C4	34.99	18.96	31°05'01"	9.73'	N89°03'21"E	18.75'
C5	24.99	33.23	76°10'47"	19.58'	S37°32'35"E	30.83'
C6	266.01	167.88	36°09'31"	86.84'	N05°06'40"W	165.10'
C7	409.00	466.92	65°24'34"	282.82'	N04°34'25"E	441.97'

NOTES:

- The basis of bearings is the line between ACS Control Stations NM_448_N12 and 5_A13 as shown and as measured with the Vector's GPS Real Time Network. Bearings are grid bearings. Distances are ground distances.
- Bearings and distances shown in () are per record plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch recorded September 7, 2000 in Bk. 2000C, Pg.233.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch recorded September 7, 2000 in Bk. 2000C, Pg.233.
 - Warranty Deed Doc. No.2006188613.
 - Special Warranty Deed Doc. No.2007086788.
- These properties are located in Zone X (outside 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map 36001C0108H, effective date 8/16/2012, except for the most southwestern corner of Tract D-5A-2, which is in Zone AO (Depth 1) as shown on the drawing.
- Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch are subject to all conditions, covenants, restrictions and easements as defined in that certain "DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 24, 2000 as Document No.2000001406. This document grants non-exclusive easements for ingress and egress and other blanket easements for utilities. Maintenance for the common areas and easements is specified in this document as being the responsibility of the Tract owner who owns the largest of the three tracts (now Tract D-5A-3-A) shown on the plat of Tracts D-5A-1, D-5A-2 and D-5A-3, Seven-Bar Ranch (2000C-233).
- All easements of record are shown hereon.

DOCN 2012118477
11/09/2012 09:06 AM Page: 2 of 2
PLAT R: 226.88 B: 2012C P: 0132 R: Toulous Olivera, Bernalillo Co

SHEET 2 OF 2

MONUMENT LEGEND	
●	SET 5/8" REBAR WITH YELLOW PLASTIC CAP: "PATRICK PS 12651"
▲	ACS CONTROL STATION OR CL MONUMENT
□	FOUND MONUMENT AS NOTED

PLAT TRACTS D-5A-2-A AND D-5A-3-A SEVEN-BAR RANCH	
DATE: 10/03/2012	SCALE: 1"=50'
CREW: TWP	BRAND: TWP
JOB NO: N923-02-000	
LAND PLANNING P.O. Box 1338 Corrales, N.M. 87048	ENGINEERING CORRALES, N.M. 87048 (505) 897-0300