

DOCH 2013091876
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PLAT R. \$25.00 B. 2013-09-01000 Tulous Oliviera, Bernalillo Cou

Plat of Tract A
Lands of Tosta New Mexico
Albuquerque, Bernalillo County, New Mexico
June 2013

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 25 AND 26, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF THE REMAINING EASTERLY PORTION OF LOTS NUMBERED TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) TOGETHER WITH ALL OF LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), IN BLOCK NUMBERED EIGHT (8) OF MENDELBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, 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 NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. AND THE WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "5\_K18A" BEARS N 35°01'40" E, A DISTANCE OF 2049.39 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E., CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., S 00°08'08" W, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 3 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°09'05" W, A DISTANCE OF 134.91 FEET TO AN ANGLE POINT OF MARKED BY A FOUND NO. 4 REBAR;

THENCE N 89°04'36" W, A DISTANCE OF 88.82 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BOULEVARD, S.E., MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, N 00°25'11" W, A DISTANCE OF 50.43 FEET TO AN ANGLE POINT MARKED BY A FOUND RIGHT OF WAY MARKER "N.M.S.H.D.";

THENCE N 01°00'35" E, A DISTANCE OF 64.22 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.22 FEET, A DELTA ANGLE OF 90°23'57", A CHORD BEARING OF N 45°28'51" E, AND A CHORD LENGTH OF 49.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°09'01" E, A DISTANCE OF 187.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.7623 ACRES (33,276 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT "A", LANDS OF TOSTA NEW MEXICO.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING SIX LOTS INTO ONE NEW TRACT, TO VACATE 2 EASEMENTS AND TO GRANT AN EASEMENT.

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 SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN ARE 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.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

ANTHONY M. TOSTA
MANAGER TOSTA NEW MEXICO, LLC
NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF California
COUNTY OF Santa Barbara

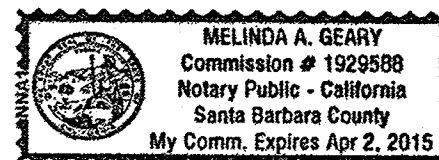
ON June 6, 2013 BEFORE ME, Melinda A. Geary A

NOTARY PUBLIC, PERSONALLY APPEARED Anthony M. Tosta, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Melinda A. Geary
(SEAL)



Project No. 1009603

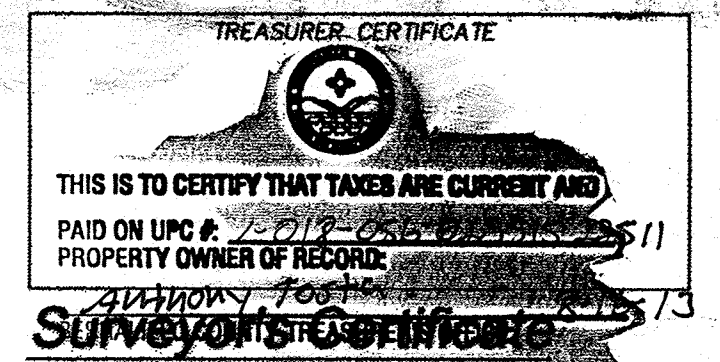
Application No. 13DRB-70580

Utility Approvals

Table with columns for utility company name, signature, and date. Includes entries for New Mexico Gas Company, QWEST Corporation, and Comcast.

City Approvals

Table with columns for city department, signature, and date. Includes entries for City Surveyor, Traffic Engineering, Parks and Recreation, and DRB Chairperson.



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...



INDEXING INFORMATION FOR COUNTY CLERK
OWNER TOSTA NEW MEXICO, LLC
SECTIONS 25 & 26, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION LANDS OF TOSTA NEW MEXICO

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

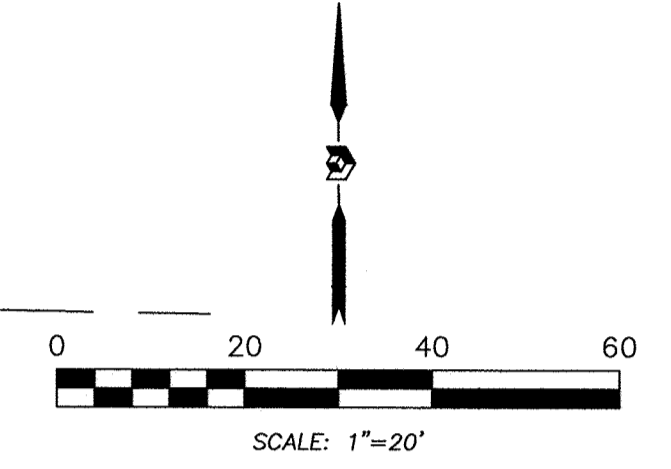
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 08/16/2013 11:15 AM Page: 2 of 2  
 City PLAT R: \$25.00 B: 2013C P: 0100 M. Toulouse Olivere, Bernalillo Cou

A.G.R.S. MONUMENT "6\_K18A"  
 STANDARD A.G.R.S. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,483,955.175  
 E= 1,538,790.908  
 PUBLISHED EL.=5249.996 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99964599  
 DELTA ALPHA ANGLE=-0°11'42.76"

A.G.R.S. MONUMENT "S\_K18A"  
 STANDARD A.G.R.S. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,483,619.713  
 E= 1,541,268.242  
 PUBLISHED EL.=5280.137 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999662582  
 DELTA ALPHA ANGLE=-0°11'25.60"

Plat of  
 Tract A  
**Lands of Tosta  
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 Albuquerque, Bernalillo County, New Mexico  
 June 2013



**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
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
⊕	FOUND RIGHT OF WAY MARKER N.M.S.H.D. AS DESIGNATED

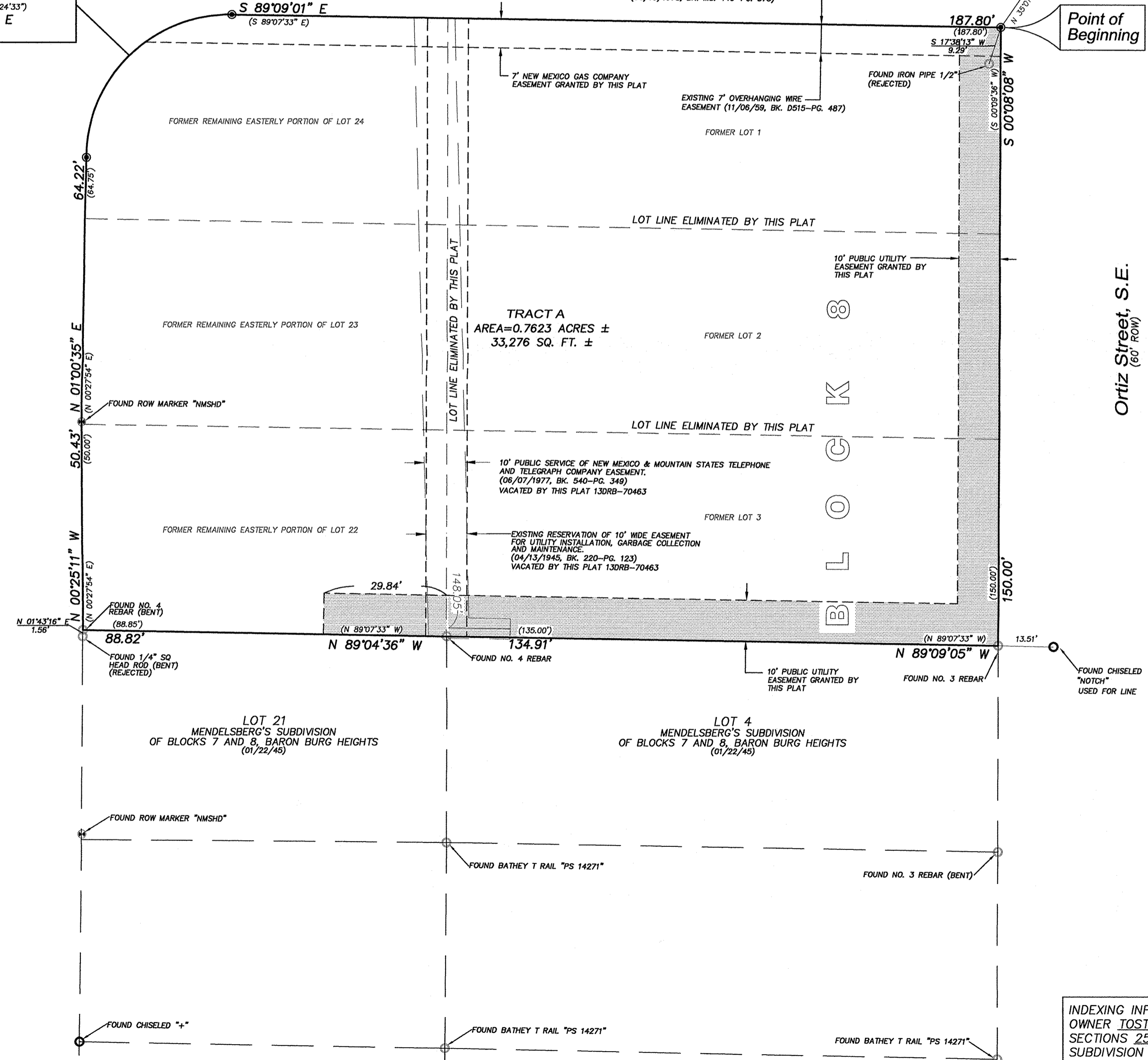
R=35.00' (35.00')  
 L=55.22' (55.23')  
 Δ=90°23'57" (90°24'33")  
 CH=N 45°38'51" E  
 49.67'

Zuni Road, S.E.  
 (ROW VARIES)

Point of Beginning

San Mateo Boulevard, S.E.  
 (ROW VARIES)

Ortiz Street, S.E.  
 (60' ROW)



**PRECISION SURVEYS, INC.**

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  
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