

VICINITY MAP

SUBDIVISION DATA/NOTES

1. PLAT IS BASED UPON EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 18_J11 AND 20_J11, AS SHOWN HEREON.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
4. THIS PLAT SHOW ALL EASEMENTS/RESTRICTIONS LISTED IN SCHEDULE B OF TITLE INSURANCE POLICIES ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR THE EXISTING LOTS BEING REPLAT. TITLE POLICY NUMBERS J-2338022 DATED JULY 27, 2007 AND J-2338041 DATED SEPTEMBER 7, 2007. COPIES OF TITLE INSURANCE POLICIES PROVIDED TO SURVEYOR BY CHRISTOPHER M. SANCHEZ.
5. GROSS AREA: 0.4944 ACRES ±
6. NUMBER OF EXISTING TRACT(S): 3
7. NUMBER OF TRACTS CREATED: 2
8. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD DIMENSIONS TAKEN FROM THE SUBDIVISION PLAT ENTITLED "REPLAT OF LOTS JJ THRU PP IN BLOCK 4 THE PALISADES..." RECORDED IN BOOK C20, PAGE 80, OFFICE OF THE BERNALILLO COUNTY CLERK, ON NOVEMBER 2, 1982.
9. WARRANTY DEED TO CHRISTOPHER M. SANCHEZ, RECORDED AS DOCUMENT #2011033774, OFFICE OF THE BERNALILLO COUNTY CLERK, JULY 27, 2007.
10. WARRANTY DEED TO CHRISTOPHER M. SANCHEZ, RECORDED AS DOCUMENT #2011033775, OFFICE OF THE BERNALILLO COUNTY CLERK, SEPTEMBER 6, 2007.
11. WARRANTY DEED TO CHRISTOPHER M. SANCHEZ, RECORDED AS DOCUMENT #2011033776, OFFICE OF THE BERNALILLO COUNTY CLERK, SEPTEMBER 09, 2007.
12. 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
13. THE PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). FLOOD INSURANCE RATE MAP NO. 35001C0329G. EFFECTIVE DATE - 9/26/2008.

PUBLIC UTILITY EASEMENTS

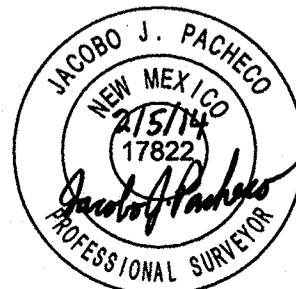
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDER GROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY, INC. (NMGC), A DELAWARE CORPORATION FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, 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, 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 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 TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DOES 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.



LEGAL DESCRIPTION

LOTS P-1, Q-1, AND R-1 OF THE PLAT ENTITLED "REPLAT OF LOTS JJ THRU PP IN BLOCK 4 THE PALISADES ALBUQUERQUE NEW MEXICO MARCH, 1981", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN BOOK C20, PAGE 80, ON NOVEMBER 2, 1982. THE PERIMETER METES AND BOUNDS DESCRIPTION OF LOTS P-1, Q-1, AND R-1 IS AS FOLLOWS:

BEGINNING AT CITY OF ALBUQUERQUE CONTROL STATION 18_J11, A 3.25 INCH ALUMINUM DISC, FROM WHICH CITY OF ALBUQUERQUE CONTROL STATION 20_J11, A 3.25 INCH ALUMINUM DISC, BEARS N. 77° 30' 37" E, 3,109.00 FEET (NAD 83 NM CENTRAL STATE PLANE GRID DISTANCE); THENCE, S. 50° 25' 40" E., 3,439.02 FEET (NAD 83 NM CENTRAL STATE PLANE GRID DISTANCE) TO THE TRUE POINT OF BEGINNING AND NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SET A CONCRETE NAIL WITH BRASS WASHER STAMPED "PACHECO PS 17822"; THENCE, N. 36° 22' 16" E., 182.98' FEET TO THE NORTHEAST CORNER, A FOUND 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "C. MEDINA PS 15702", ATTACHED BRASS TAG STAMPED "LS 17822"; THENCE, S. 43° 10' 28" E., 136.03 FEET TO A FOUND 1/2 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 7429", ATTACHED BRASS TAG STAMPED "LS 17822"; THENCE, S. 43° 10' 28" E., 0.11 FEET TO THE SOUTHEAST CORNER, A CALCULATED POINT NOT SET, THENCE, S. 46° 45' 12" W., 180.02 FEET TO THE SOUTHWEST CORNER, SET A 5/8 INCH REBAR WITH RED PLASTIC CAP STAMPED "PACHECO PS 17822"; THENCE, N. 43° 07' 48" W., 103.16 FEET TO NORTHWEST CORNER AND THE TRUE POINT OF BEGINNING; CONTAINING 0.4943 ACRES, MORE OR LESS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT THREE (3) EXISTING LOTS INTO TWO (2) NEW LOTS, VACATE EXISTING EASEMENTS AS SHOWN HEREON, AND GRANT EASEMENTS AS SHOWN HEREON.

FREE CONSENT

THE UNDERSIGNED OWNER(S), HAVE CAUSE TO REPLAT THE PROPERTY AS DELINEATED HEREON, VACATE EASEMENTS AS SHOWN HEREON, AND GRANT EASEMENTS AS SHOWN HEREON. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS. THE OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

CHRISTOPHER M. SANCHEZ _____ DATE _____

STATE OF NEW MEXICO }
COUNTY OF _____ }SS

THE FOREGOING INSTRUMENT IS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____ BY THE PERSON(S) WHOSE NAMES APPEARS ABOVE.

MY COMMISSION EXPIRES: _____ PUBLIC NOTARY _____

SURVEYOR CERTIFICATE

I, JACOBO J. PACHECO, NEW MEXICO PROFESSIONAL SURVEYOR, NO. 17822, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY/ SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; THAT THIS SURVEY MEETS THE REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jacobo J. Pacheco
JACOBO J. PACHECO
N.M.P.S. NO. 17822
JP SURVEY, LLC
DATE: 2/5/2014

PROJECT #: 1009710
DATE: 2-26-14
APP #: 13-30546(75)
13-10557 14-10047 (SV)
(NPRE) 14-10048 (705)

PLAT OF
LOTS P-1-A & R-1-A
LOCK 4 OF THE PALISADES

A REPLAT OF LOTS
P-1, Q-1, & R-1
OF THE REPLAT OF LOTS JJ THRU PP
IN BLOCK 4 THE PALISADES
LOCATED WITHIN
PROJECTED SECTION 14,
T.10N., R.2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
NEW MEXICO
FEBRUARY 2014

PROJECT NO.: _____ APPLICATION NO.: _____

CITY APPROVALS

- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
- UTILITY DEVELOPMENT _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- CITY ENGINEER _____ DATE _____
- Dail P. Acosta*
CITY SURVEYOR _____ DATE 2/5/14

UTILITY APPROVALS

- PNM ELECTRICAL SERVICES _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QWEST CORPORATION D/B/A CENTURY LINK QX _____ DATE _____
- COMCAST CABLE _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC#: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

JSURVEY, LLC
PROFESSIONAL LAND SURVEYING
AND CONSULTING SERVICES
Phone: (505)321-5826 Fax: (505)514-0727 Email: jpsurvey@gmx.com
2335 Arroyo Falls St NW Albuquerque, NM 87120

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): SANCHEZ, CHRISTOPHER M.
LOCATION: PROJECTED SECTION 14,
T10N, R2E, N.M.P.M.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH RED PLASTIC CAP STAMPED "PACHECO PS 17822" UNLESS NOTED OTHERWISE.
- SURVEY CONTROL MONUMENT
- TELEPHONE PEDESTAL
- ⊗ ELECTRIC TRANSFORMER
- ⊙ STREET LIGHT

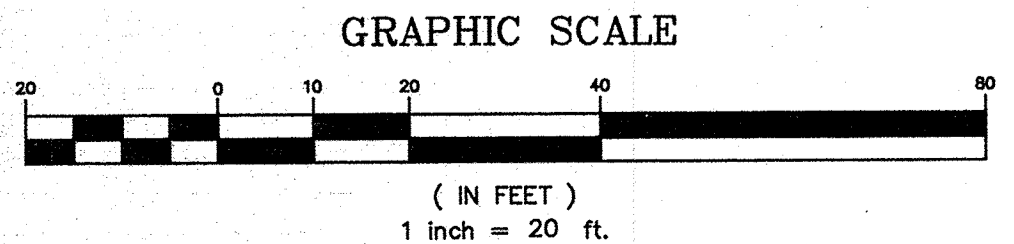
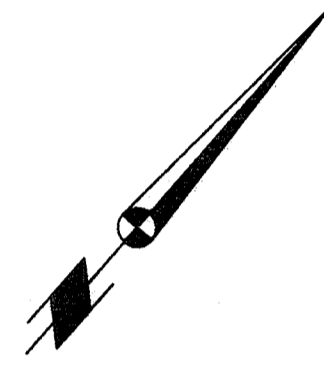
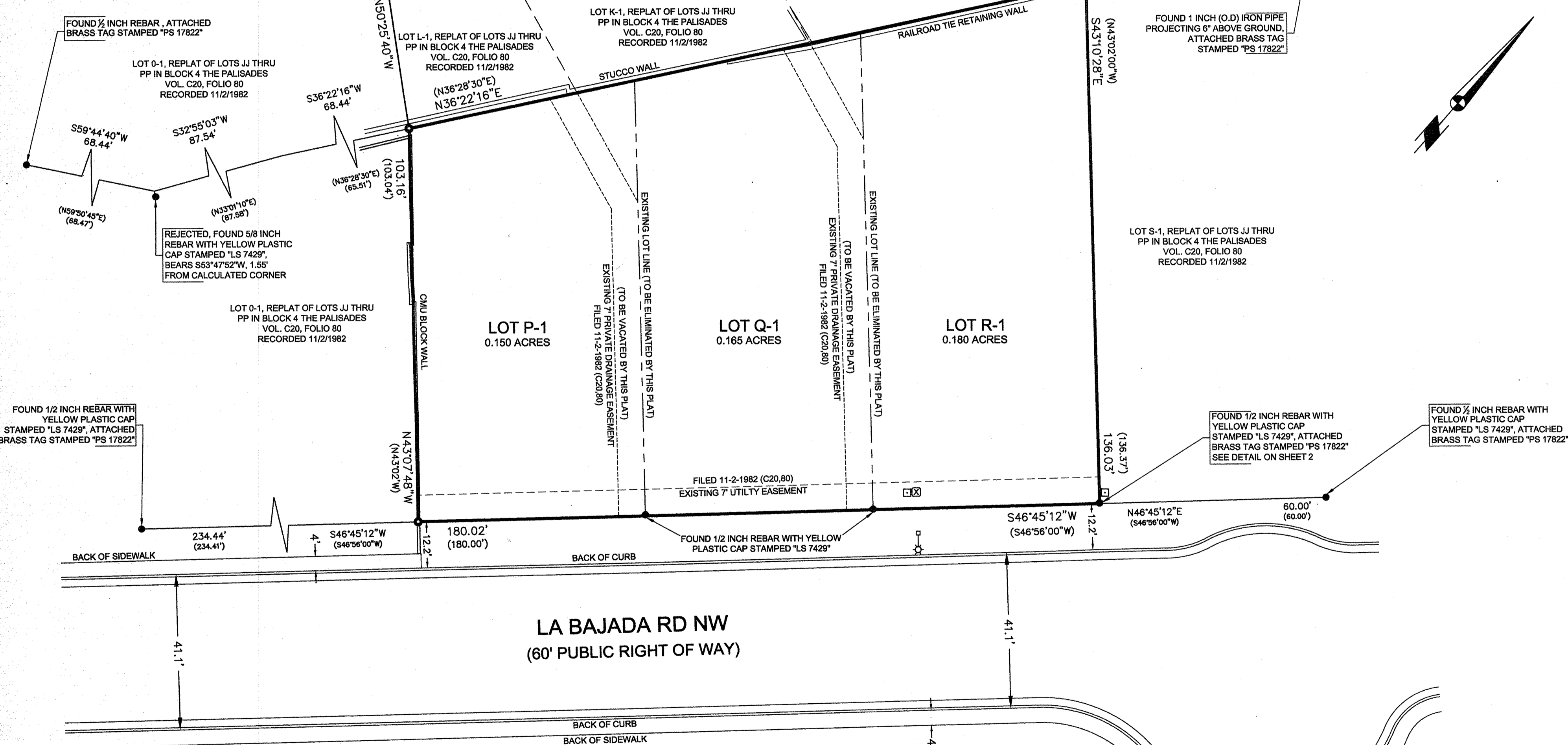
CITY OF ALBUQUERQUE
CONTROL STATION 18_J11
NM CENTRAL SPC (NAD83)
N(Y)=1,491,098.596'
E(X)=1,503,402.094'
SCALE FACTOR: 0.999681502
MAPPING ANGLE: -0° 15' 48.16"

CITY OF ALBUQUERQUE
CONTROL STATION 20_J11
NM CENTRAL SPC (NAD83)
N(Y)=1,491,770.982'
E(X)=1,506,437.513'
SCALE FACTOR: 0.999680825
MAPPING ANGLE: -0° 15' 27.22"

NOTE: THIS SHEET IS INCLUDED TO
ENSURE COMPLIANCE WITH THE
MINIMUM STANDARDS FOR SURVEYING
IN NEW MEXICO, 12.8.2.9 NMAC.

PLAT OF
LOTS P-1-A & R-1-A
BLOCK 4 OF THE PALISADES

A REPLAT OF LOTS
P-1, Q-1, & R-1
OF THE REPLAT OF LOTS JJ THRU PP
IN BLOCK 4 THE PALISADES
LOCATED WITHIN
PROJECTED SECTION 14,
T.10N., R.2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
NEW MEXICO
FEBRUARY 2014



SCALE: 1" = 20'
DRAWN BY: JJP
CHECKED BY: JJP
FIELD WORK: 09/2011 & 02/2012
JOB NO.: 11-3001

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): SANCHEZ, CHRISTOPHER M.
LOCATION: PROJECTED SECTION 14,
T10N, R2E, N.M.P.M.

J SURVEY
PROFESSIONAL LAND SURVEYING
AND CONSULTING SERVICES
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