

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 SHOWS 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: 203238845 DATED JULY 27, 2007 AND 123388041 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 INSTRUMENT 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. 35001C03290, 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 (PSC), 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 PROVIDE ELECTRICAL SERVICES;
 - B. DEARAWAY CORPORATION FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES;
 - C. FOR 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE AND TO INTERFERE 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 DECK, OR OTHER STRUCTURE OR OBJECT 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
- EXCEPT AS PROVIDED IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO AND NEW MEXICO GAS COMPANY DO NOT WARRANT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMCC 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. 7° 30' 37" E. 3,109.00 FEET (NAD 83 NM CENTRAL STATE PLANE GRID DISTANCE) TO THE TRUE STATE PLANE GRID CORNER OF THE TRACT HEREIN DESCRIBED, SET A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED. SET A POINT OF BEGINNING 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 AND VACATE EXISTING EASEMENTS AS SHOWN HEREON.

FREE CONSENT

THE UNDERSIGNED OWNER(S), HAVE CAUSED TO REPLAT THE PROPERTY AS DELINEATED HEREON AND TO VACATE EASEMENTS AS SHOWN HEREON. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE PARTIES. 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 _____)
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 _____

PLAT OF
**LOTS P-1-A & R-1-A
BLOCK 4 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,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
NEW MEXICO
OCTOBER 2012

PROJECT NO.: _____ APPLICATION NO.: _____

CITY APPROVALS

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
CITY SURVEYOR	DATE
UTILITY APPROVALS	DATE
PNM ELECTRICAL SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QUEST CORPORATION (BVA CENTURY LINK, INC)	DATE
COMCAST CABLE	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPON: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE, _____

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

JSURVEY
PROFESSIONAL LAND SURVEYING, LLC
1100 W. WASHINGTON AVENUE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
Phone: (505) 262-5822 Fax: (505) 262-4072 Email: jsurvey@jsurvey.com
2335 Arroyo Falls St. NW Albuquerque, NM 87129

DATE _____

JACOBO J. PACHECO
N.M.P.S. NO. 17822
JP SURVEY, LLC



PLAT OF LOTS P-1-A & R-1-A BLOCK 4 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
OCTOBER 2012

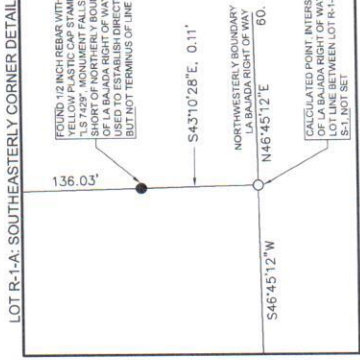
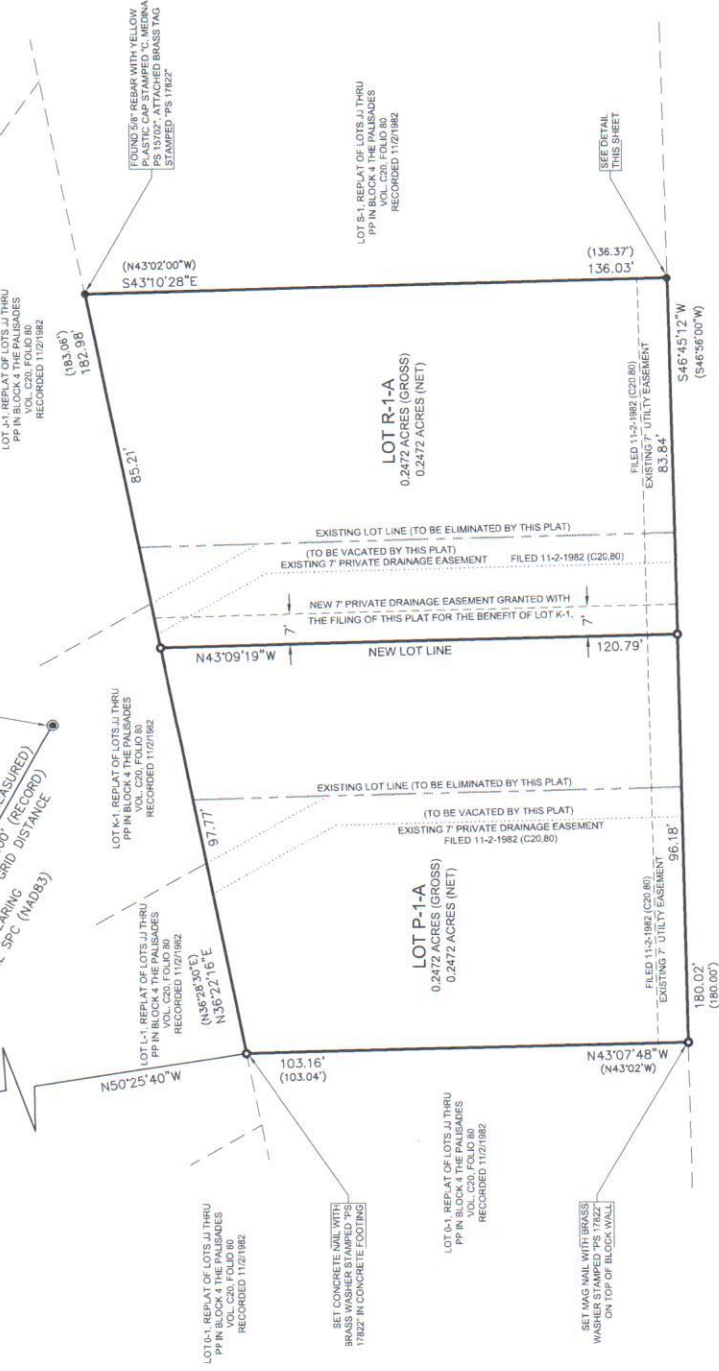
CITY OF ALBUQUERQUE
CONTROL STATION 20_J11
NM CENTRAL SPC (NAD83)
N(1)=1,491,770.982
E(1)=1,506,437.513
SCALE FACTOR: 0.999880825
MAPPING ANGLE: -0° 15' 27.22"

CITY OF ALBUQUERQUE
CONTROL STATION 18_J11
NM CENTRAL SPC (NAD83)
N(1)=1,491,088.596
E(1)=1,503,402.084
SCALE FACTOR: 0.999881502
MAPPING ANGLE: -0° 15' 48.16"

3109.05' (MEASURED)
3109.00' (RECORD)
BASIS OF BEARING
NM CENTRAL SPC (NAD83)

GRID DISTANCE
3439.02'

- LEGEND**
- FUND MONUMENT AS NOTED
 - ST 5/8" REBAR WITH RED PLASTIC CAP STAMPED "ACHEGO PS 17822" UNLESS NOTED OTHERWISE.
 - ⊙ SURVEY CONTROL MONUMENT
 - ⊠ TELEPHONE PEDESTAL
 - ⊡ UTILITY POLE
 - ⊞ ELECTRIC METER
 - ⊞ WATER METER
 - ⊞ GS METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ STREET LIGHT



LA BAJADA RD NW
(60' PUBLIC RIGHT OF WAY)

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

SHEET 2 OF 3

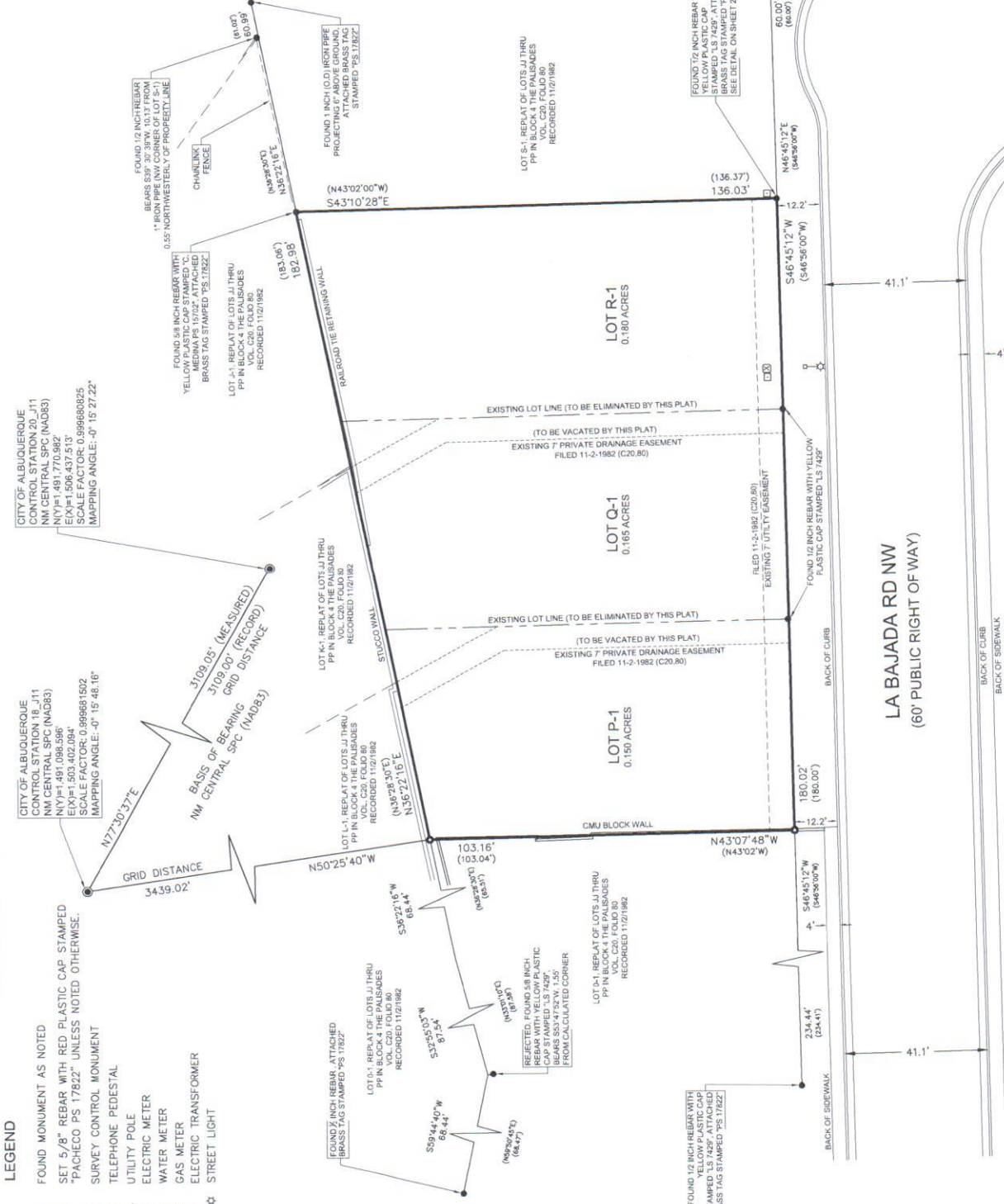
JSURVEY
PROFESSIONAL SURVEYING
CONSULTING SERVICES
Phone: (866)311-5824 Fax: (866)514-0727 Email: jsurvey@gms.com
2335 Arroyo Falls St NW Albuquerque, NM 87120



INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): SANCHEZ, CHRISTOPHER M.
LOCATION: PROJECTED SECTION 14,
T.10N., R.2E., N.M.P.M.

PLAT OF
LOTS P-1-A & R-1-A
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A REPLAT OF LOTS
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 NEW MEXICO
 OCTOBER 2012



SCALE: 1" = 20'
 DRAWN BY: JJP
 CHECKED BY: JJP
 FIELD WORK: 09/2011 & 02/2012
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INDEXING INFORMATION FOR COUNTY CLERK
 OWNER(S): SANCHEZ, CHRISTOPHER M.
 LOCATION: PROJECTED SECTION 14,
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SHEET 3 OF 3

JSURVEY
 PROFESSIONAL LAND SURVEYING
 MINIMUM STANDARDS FOR SURVEYING
 IN NEW MEXICO, 12.8.2.9 NMAC.

Phone: (505)321-5225 Fax: (505)321-4727 Email: jsurvey@jgma.com
 2335 Arroyo Falls SW Albuquerque, NM 87129

PAT HURLEY PARK

LA BAJADA RD NW
 (60' PUBLIC RIGHT OF WAY)



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