

VICINITY MAP  
ZONE ATLAS C-18-Z

# PLAT OF LOT 20-P1-A, BLOCK 2 BUENA VISTA ESTATES UNIT 2

PROJECTED SECTION 13, T 11 N, R 3 E, NMPM, ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013

**LEGAL DESCRIPTION.**

LOT NUMBERED TWENTY-P-ONE (20-P1) IN BLOCK NUMBERED TWO (2) OF THE PLAT FOR BUENA VISTA ESTATES UNIT II, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 22, 1997 IN PLAT BOOK 97C, FOLIO 314 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF RANCHO LADERA ROAD N.E. FROM WHICH POINT A TIE TO A.C.S. MONUMENT "9-C18" BEARS N.79°00'07"W. A DISTANCE OF 1,809.75 FEET AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG SAID NORTHEASTERLY PROPERTY LINE OF THE PARCEL HEREIN DESCRIBED S.52°24'48"E. A DISTANCE OF 129.48 FEET BEING THE EASTERLY CORNER OF SAID TRACT. THENCE S.00°14'30"W. A DISTANCE OF 25.27 FEET BEING THE SOUTHEASTERLY CORNER OF SAID TRACT. THENCE N.89°44'55"W. A DISTANCE OF 119.48 FEET BEING THE SOUTHWESTERLY CORNER OF SAID TRACT. THENCE N.03°50'28"W. A DISTANCE OF 90.61 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT ALSO BEING THE SOUTHERLY RIGHT OF WAY OF RANCHO LADERA ROAD N.E. THENCE ALONG SAID CURVATURE HAVING A RADIUS OF 40.00 FEET AND HAVING AN ARC LENGTH OF 24.51 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND PLACE OF BEGINNING SAID PARCEL CONTAINING 0.1897 ACRES (8,261.42 SQUARE FEET) MORE OR LESS.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO VACATE THE TEN FOOT (10') PUBLIC UTILITY EASEMENT ON THE REAR OF THE LOT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. 101806444520541320  
PROPERTY OWNER OF RECORD Slusser Stephen R & Diane C.

BERNALILLO COUNTY TREASURERS OFFICE (Amended) 7-10-13  
1009712

CITY APPROVALS GDRA CASE: SRP 13DRB-70615

Paul P. Acosta 6-28-13  
CITY SURVEYOR DATE

OK  
REAL PROPERTY DIVISION DATE

OK  
ENVIRONMENTAL HEALTH DEPARTMENT DATE

W.D.S. 07-10-13  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Carl S. Dumont 7-10-13  
PARKS & RECREATION DEPARTMENT DATE

Allen Peitler 07/10/13  
A.B.C.W.U.A. DATE

Ante c. Ch. 7-10-13  
A.M.A.E.C.A. DATE

Paul Ch. 7-10-13  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Ante a. Chema 7-10-13  
CITY ENGINEER DATE

**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 UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE 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 THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE 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, STRUCTURES SHALL BE ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

**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 NOR 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.

**UTILITY APPROVALS**

- Fernando Vigil 6-21-13  
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE
- Dianne Willaht 4/28/13  
QWEST CORPORATION DBA CENTURY LINK QC DATE
- Ante B. Ch. 06-24-13  
COMCAST CABLE DATE
- AS 6-21-13  
NEW MEXICO GAS COMPANY (NMGC) DATE

**FREE CONSENT**

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 20-P1-A, BUENA VISTA ESTATES UNIT 2, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED OWNERS WARRANT THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

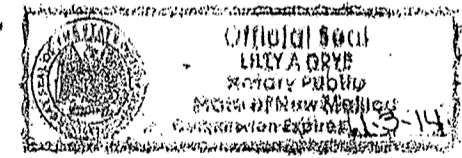
Stephen Slusser 6/20/13 Diane Slusser 6/20/13  
STEPHEN SLUSSER DATE DIANE SLUSSER DATE

**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF June 2013  
BY: Stephen Slusser & Diane Slusser apl

MY COMMISSION EXPIRES:

1-18-2015 Just R Adams  
11-03-2014 Judy A Drey  
NOTARY PUBLIC



**SUBDIVISION DATA/NOTES**

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAVD 88 AND ARE BASED UPON ACS MONUMENTS "9-C18" AND "10-C18". AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED OCTOBER 22, 1997, IN PLAT BOOK 97C, FOLIO 314.
6. GROSS ACREAGE = 0.1897 ACRES (8,261.42 SQUARE FEET).
7. NUMBER OF EXISTING TRACTS = 1.
8. PROPERTY SURVEYED JUNE, 2013.
9. ALL CORNERS MARKED SET WITH 1/2" REBAR AND CAP LS#19240 UNLESS OTHERWISE INDICATED.
10. IT IS HEREBY CERTIFIED THAT THE ABOVE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, ZONE "X", MAP PANEL 35001C0329 H.
11. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.
12. DRB VACATION NUMBER \_\_\_\_\_

DOCH 2013077366  
07/10/2013 03:25 PM Page 1 of 2  
PLAT R 325 00 B 2013C P 0082 M Toulouse Ollivere, Bernalillo Co

**SURVEYORS CERTIFICATION**

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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 (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook 6/25/13  
MICHAEL T. SHOOK NMLS NO. 13240 DATE

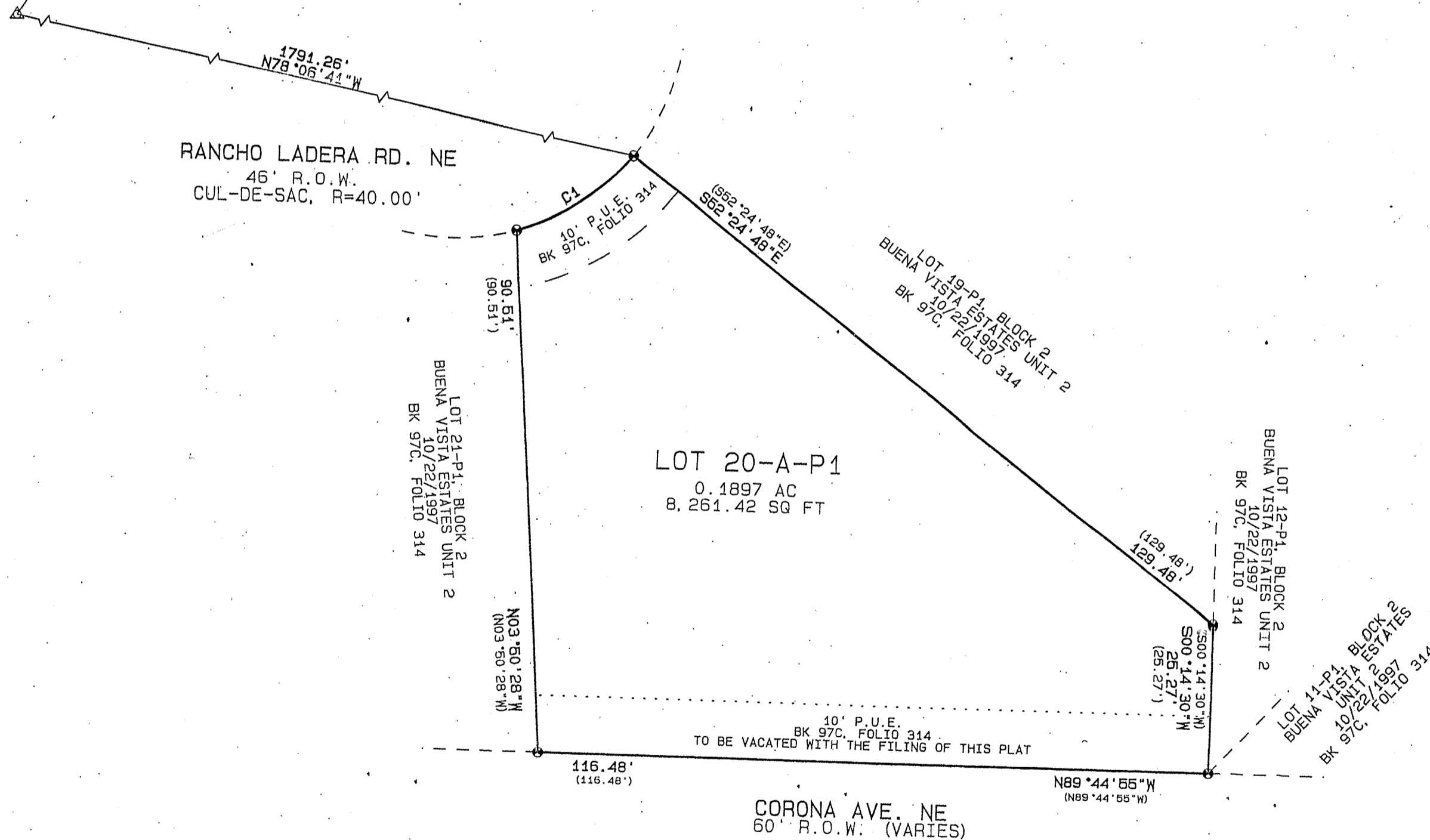


**ADVANTAGE SURVEYING**  
243-1212 OFFICE  
240-0833 FAX

**PLAT OF**  
**LOT 20-P1-A, BLOCK 2**  
**BUENA VISTA ESTATES UNIT 2**  
 PROJECTED SECTION 13, T 11 N, R 3 E, NMPM, ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2013

A.C.S. MONUMENT  
 "9-C18"  
 N=1521497.624  
 E=1542501.428  
 GRID FACTOR= 0.999664563  
 DELTA ALPHA= -0°11'19.69"  
 NAVD88, CENTRAL

SCALE 1"=20'  
 0 20 40



CURVE CHART					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	40.00'	24.51'	35°06'29"	24.13'	N56°10'42"E
	(40.00')	(24.51')	(35°06'29")	(24.13')	(N56°10'42"E)

SET 1/2" REBAR W/CAP LS13240

**ADVANTAGE**  
**SURVEYING**  
 243-1212 OFFICE  
 240-0833 FAX