97C-314(1)

97111008

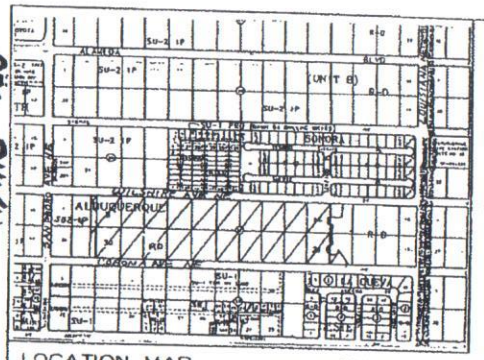
State of New Mexico | $5
County of Bernalillo
This instrument was filed for record at

Recorded on Oct 22 1997 at 9:12 o'clock A.M. Recorded in Book 9X of records of said County, Page 314

Clerk and Ex-Officio Recorder

PLAT FOR BUENA VISTA ESTATES UNIT II

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1997



LOCATION MAP

ZONE ATLAS MAP C-18

SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS.	DRB. 97-2 S V.
GROSS ACREAGE	18.0609
ZONE ATLAS NO.	C-18
NO. OF EXISTING TRACTS/LOTS	1 TRACT
NO. OF TRACTS/LOTS CREATED	94 LOTS
NO. OF TRACTS/LOTS ELIMINATED	1 TRACT
MILES OF FULL WIDTH STREETS CREATED	0.5758
AREA DEDICATED TO CITY OF ALBUQUERQUE	3.5530
DATE OF SURVEY	JANUARY 1997
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	97020616050449

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

SUNSET WEST, OWNER
by MARK F. PAGELS, SR., NM AGENT

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on March 4, 1997

NOTARY PUBLIC

9-3-00
MY COMMISSION EXPIRES

OFFICIAL SEAL
ELENA LABOCA
9-3-00

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT I, BUENA VISTA ESTATES UNIT 1 as the same is shown and designated on the said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on in Volume , Folio and being more particularly described as follows:

BEGINNING at the northwest corner of the hereon described tract said point being on the south right-of-way line of Modena Avenue N.E. from whence the Albuquerque Control Survey Monument "8-C18" bears N 89°48'03" W, 317.50 feet,

THENCE along said south right-of-way line S 89°45'23" E, 1233.77 feet to the northeast corner;

THENCE leaving said south right-of-way line S 00°14'30" W, 99.93 feet to a point;

THENCE N 88°45'30" W, 113.00 feet to a point;

THENCE S 00°14'30" W, 46.00 feet to a point;

THENCE 39.27 feet along a curve to the right whose radius is 25.00 feet through a central angle of 90°00'00", and whose chord bears S 44°45'30" E, 35.36 feet to a point of tangency;

THENCE S 00°14'30" W, 111.42 feet to a point of curvature;

THENCE 19.06 feet along a curve to the right whose radius is 25.00 feet through a central angle of 43°48'27", and whose chord bears S 22°03'14" W, 18.61 feet to a point of reverse curvature;

THENCE 122.90 feet along a curve to the left whose radius is 40.00 feet through a central angle of 176°02'36", and whose chord bears S 44°05'21" E, 79.95 feet to a point;

THENCE S 42°08'38" E, 150.00 feet to the southeast corner, said point being on the north right-of-way line of Corrano Avenue N.E.;

THENCE along said north right-of-way line N 88°44'55" W, 1795.77 feet to the southwest corner;

THENCE leaving said north right-of-way line N 00°14'30" E, 467.41 feet to the point of beginning and containing 18.0609 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THE EXISTING TRACT I, UNIT I, BUENA VISTA ESTATES INTO 94 RESIDENTIAL LOTS.
2. TO GRANT NEW RIGHT-OF-WAY AND EASEMENTS AS SHOWN.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B" (04-24-36, D-130)

   records of Bernalillo County, New Mexico.
5. Date of Survey: January, 1997.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: SU-2 IP & R-D

(NOTES continue on Sheet 2)

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land 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 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, 1988 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

TIMOTHY ALDRICH, P.S. No. 7719 — DATE 03-10-97

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article 23 of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M.	10-20-97 Date
City Engineer, City of Albuquerque, N.M.	10-17-97 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	10-17-97 Date
Transportation Department, City of Albuquerque, N.M.	9-23-97 Date
Utility Development Division, City of Albuquerque, N.M.	9-23-97 Date
Parks Design and Development, C.I.P., City of Albuquerque, N.M.	9-23-97 Date
City Surveyor, City of Albuquerque, N.M.	031897 Date
Property Management, City of Albuquerque, N.M.	10-17-97 Date
PNM GAS	4-2-97 Date
U.S. West Telecommunications	4-02-97 Date
PNM ELECTRIC	4-2-97 Date
Jones Intercable, Inc.	4-8-97 Date

9-97-22

BUENA VISTA ESTATES UNIT II

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed:	Drawn: BJG	Checked: ALS	Sheet 1 of 5
Scale: 1"=50'	Date: 2/14/97	Job: 96156	

41SKTMOL\03-03-97

97C-314(1)

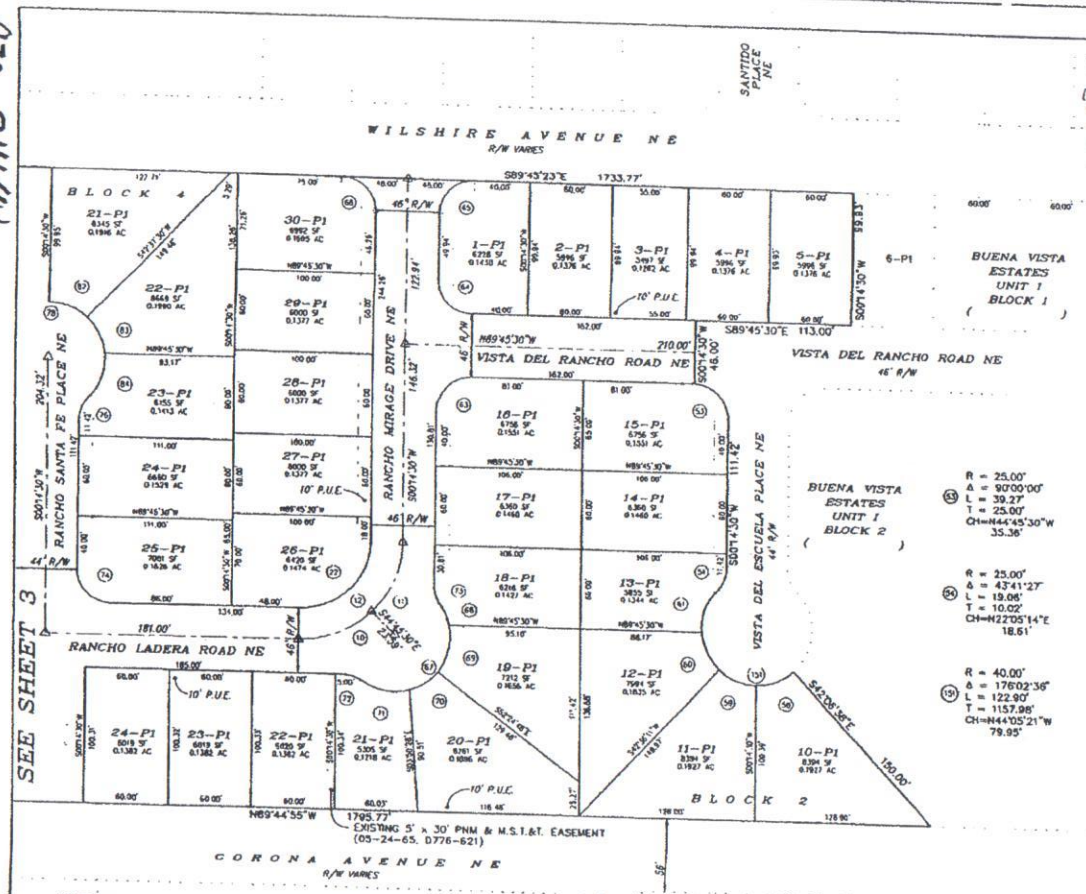
97C-314(4)

97111008

12:05 OCT 8 1997 97C 314

PLAT FOR BUENA VISTA ESTATES UNIT II

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 1997



NOTE: Δ
Centerline (in lieu of R/W) monumentation is to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 9719".

The R.O. usable open space requirements will be met on the lot with the dwelling as follows:

LOCATION	TOTAL AREA	BUILD AREA	OPEN SPACE
Block 1 Lot 1	6228 SF	2550 SF	3678 SF
Lot 2	5998 SF	2800 SF	3196 SF
Lot 3	5497 SF	2550 SF	2947 SF
Lot 4	5996 SF	2800 SF	3196 SF
Lot 5	5996 SF	2800 SF	3196 SF
Block 2 Lot 10	8394 SF	3100 SF	5294 SF
Lot 11	8394 SF	3200 SF	5194 SF
Lot 12	7994 SF	2900 SF	5094 SF
Lot 13	5855 SF	3000 SF	2855 SF
Lot 14	6360 SF	2800 SF	3560 SF
Lot 15	6756 SF	2800 SF	3956 SF
Lot 16	6756 SF	2800 SF	3956 SF
Lot 17	6360 SF	2800 SF	3560 SF
Lot 18	6216 SF	2800 SF	3416 SF
Lot 19	7212 SF	3000 SF	4212 SF
Lot 20	8261 SF	3000 SF	5261 SF
Lot 21	5305 SF	2505 SF	2800 SF
Lot 22	6020 SF	2800 SF	3220 SF
Lot 23	6019 SF	2800 SF	3219 SF
Lot 24	6019 SF	2800 SF	3219 SF
Lot 25	5517 SF	2556 SF	2947 SF
Lot 26	6018 SF	2800 SF	3218 SF
Lot 27	6017 SF	2800 SF	3217 SF
Lot 28	6016 SF	2800 SF	3216 SF
Lot 29	5514 SF	2550 SF	2964 SF
Lot 30	6015 SF	2800 SF	3215 SF
Lot 31	6015 SF	2800 SF	3215 SF
Lot 32	6366 SF	2800 SF	3566 SF
Lot 33	6261 SF	3000 SF	3261 SF
Lot 34	6538 SF	2800 SF	3738 SF
Lot 35	9297 SF	2800 SF	6497 SF
Lot 36	6216 SF	2800 SF	3416 SF
Lot 37	6360 SF	2800 SF	3560 SF
Lot 38	6756 SF	2550 SF	4206 SF
Lot 39	6756 SF	2550 SF	4206 SF
Lot 40	5830 SF	2550 SF	3280 SF
Lot 41	5945 SF	3000 SF	2945 SF
Lot 42	6420 SF	2800 SF	3620 SF
Lot 43	6375 SF	3140 SF	3235 SF
Lot 44	6313 SF	3140 SF	3173 SF
Lot 45	7888 SF	2750 SF	5138 SF
Lot 46	6987 SF	3000 SF	3987 SF
Lot 47	6860 SF	2900 SF	3960 SF
Lot 48	7081 SF	2550 SF	4531 SF
Lot 49	6420 SF	3100 SF	3320 SF
Lot 50	6000 SF	2800 SF	3200 SF
Lot 51	6000 SF	2800 SF	3200 SF
Lot 52	6000 SF	2900 SF	3200 SF
Lot 53	7005 SF	2800 SF	4205 SF

LOCATION	TOTAL AREA	BUILD AREA	OPEN SPACE
Block 3 Lot 1	9374 SF	2800 SF	6574 SF
Lot 2	6406 SF	2800 SF	3606 SF
Lot 3	6406 SF	2800 SF	3606 SF
Lot 4	6406 SF	2800 SF	3606 SF
Lot 5	6283 SF	3000 SF	3283 SF
Lot 6	9018 SF	2800 SF	6218 SF
Lot 7	8434 SF	3000 SF	5434 SF
Lot 8	5821 SF	3000 SF	2821 SF
Lot 9	6002 SF	2800 SF	3202 SF
Lot 10	6002 SF	2800 SF	3202 SF
Lot 11	6000 SF	2800 SF	3200 SF
Lot 12	5502 SF	2550 SF	2952 SF
Lot 13	5502 SF	2550 SF	2952 SF
Lot 14	5502 SF	2550 SF	2952 SF
Lot 15	6611 SF	2800 SF	3811 SF
Block 4 Lot 1	7998 SF	2800 SF	5198 SF
Lot 2	6840 SF	2800 SF	4040 SF
Lot 3	6840 SF	2800 SF	4040 SF
Lot 4	6840 SF	2800 SF	4040 SF
Lot 5	7363 SF	3000 SF	4363 SF
Lot 6	7081 SF	2550 SF	4531 SF
Lot 7	6660 SF	2800 SF	3860 SF
Lot 8	6156 SF	3000 SF	3156 SF
Lot 9	8730 SF	2800 SF	5930 SF
Lot 10	8285 SF	3000 SF	5285 SF
Lot 11	8365 SF	3200 SF	5165 SF
Lot 12	7988 SF	2900 SF	5088 SF
Lot 13	5855 SF	2940 SF	2915 SF
Lot 14	6360 SF	2800 SF	3560 SF
Lot 15	6756 SF	2550 SF	4206 SF
Lot 16	6756 SF	2800 SF	3956 SF
Lot 17	6360 SF	2800 SF	3560 SF
Lot 18	5855 SF	2940 SF	2915 SF
Lot 19	7909 SF	3000 SF	4909 SF
Lot 20	8364 SF	3200 SF	5164 SF
Lot 21	8345 SF	3200 SF	5145 SF
Lot 22	8569 SF	3000 SF	5569 SF
Lot 23	6155 SF	3200 SF	2955 SF
Lot 24	6660 SF	2800 SF	3860 SF
Lot 25	7061 SF	2900 SF	4161 SF
Lot 26	6420 SF	3100 SF	3320 SF
Lot 27	6000 SF	2800 SF	3200 SF
Lot 28	6000 SF	2800 SF	3200 SF
Lot 29	6000 SF	2800 SF	3200 SF
Lot 30	6992 SF	2800 SF	4192 SF

BUENA VISTA ESTATES UNIT II

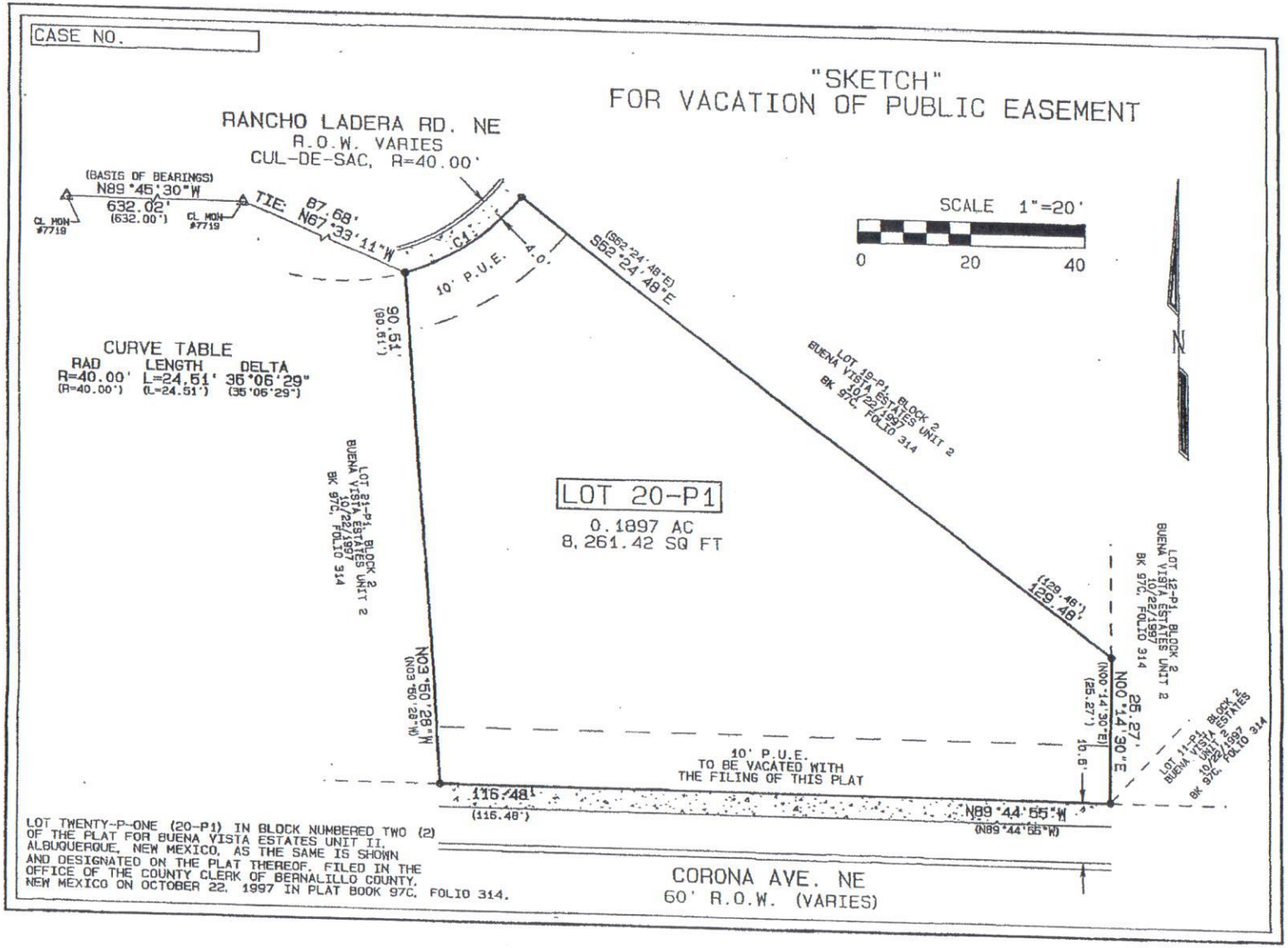
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed:	Drawn: BJC	Checked: ALS	Sheet 4 of 5
Scale: 1"=50'	Date: 3/4/97	Job: 96136	

97C-314(4)

CASE NO.

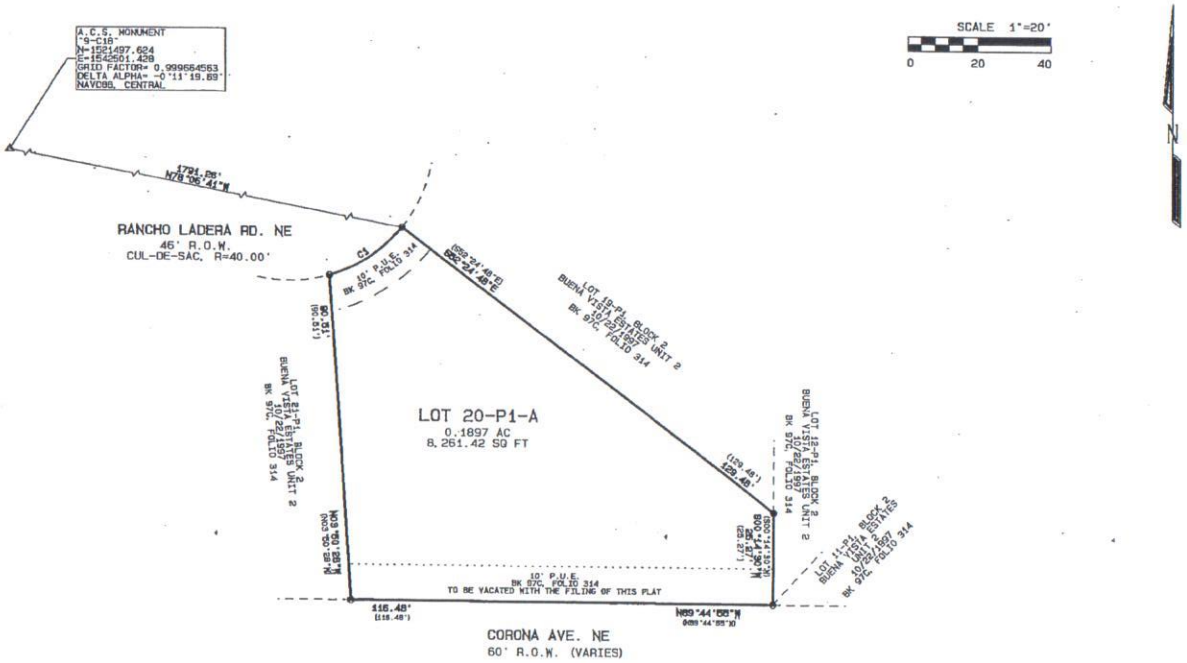
"SKETCH"
FOR VACATION OF PUBLIC EASEMENT



LOT 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.

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



CURVE CHART					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	40.00' (40.00')	24.51' (24.51')	35°06'29" (35°06'29")	24.13' (24.13')	N56°10'42"E (N55°10'42"E)

⊕ SET 1/2" REBAR W/CAP LS13240

ADVANTAGE SURVEYING
243-1212 OFFICE
240-0833 FAX

L07-1231

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

N.T.S.

VICINITY MAP
ZONE ATLAS C-18-Z

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 4,809.75 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 116.48 FEET BEING THE SOUTHWESTERLY CORNER OF THE SAID TRACT, THENCE, N.03°50'28"W, A DISTANCE OF 30.51 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. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

APPROVALS CDRA CASE: SRP -

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY FIRE MARSHALL'S OFFICE	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
CITY SURVEYOR	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
M.R.G.C.D.	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 PUPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTLIZE 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 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 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

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QWEST CORPORATION DBA CENTURY LINK QC	DATE
COMCAST CABLE	DATE
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 DATE DIANE SLUSSER DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007.

BY: _____

MY COMMISSION EXPIRES:

_____ 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#13240 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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.
12. DRB VACATION NUMBER _____

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.

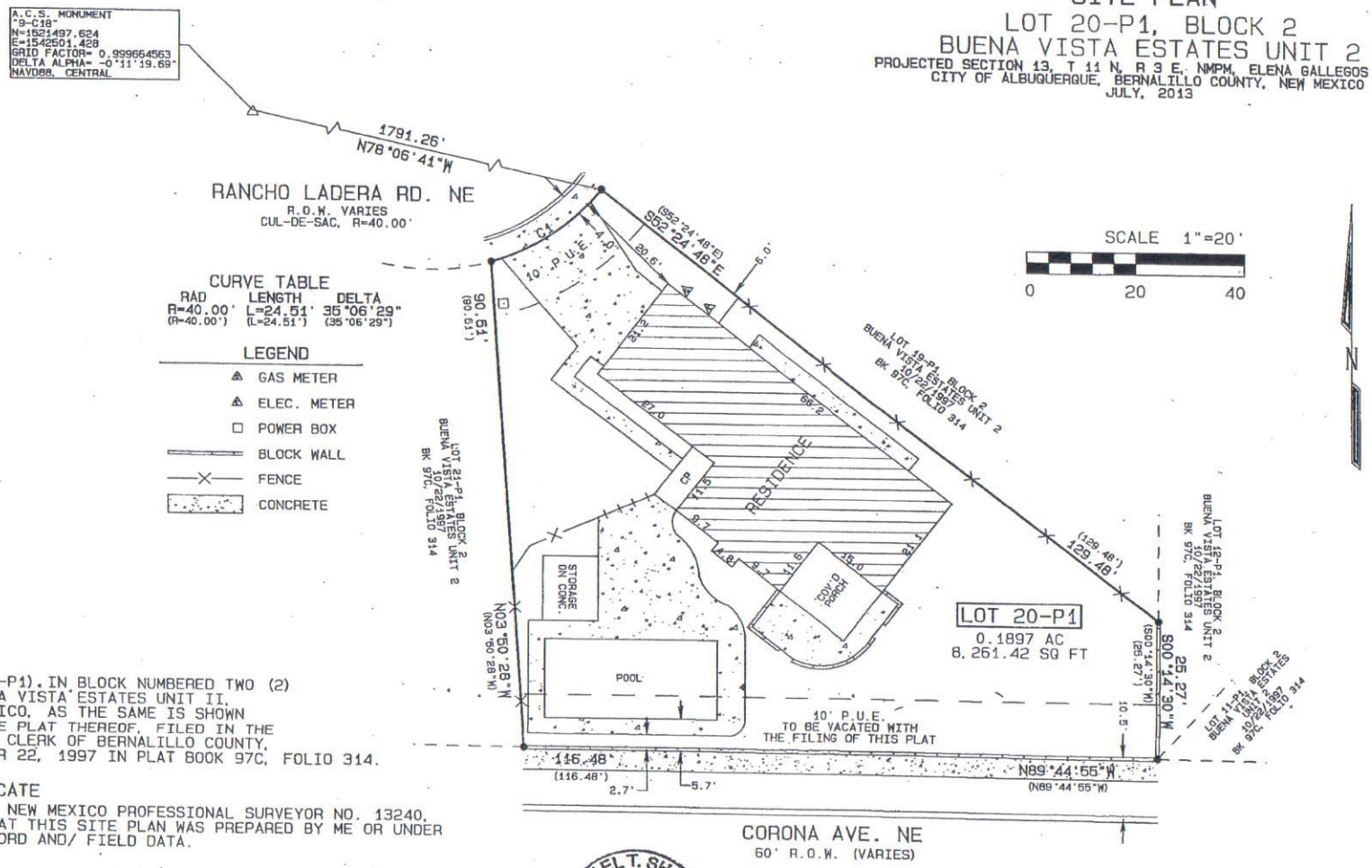
MICHAEL T. SHOOK NMLS NO. 13240 DATE

ADVANTAGE SURVEYING
243-1212 OFFICE
240-0833 FAX

L07-1231

SITE PLAN
LOT 20-P1, 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
JULY, 2013



LEGAL DESCRIPTION

LOT 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.

SURVEYOR'S CERTIFICATE

I, MICHAEL T. SHOOK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13240, DO HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRETION FROM RECORD AND/ FIELD DATA.

Michael T. Shook

MICHAEL T. SHOOK NMLS NO. 13240

7-2-13
DATE

MICHAEL T. SHOOK
NEW MEXICO
#13240
REGISTERED LAND SURVEYOR