

**PLAT OF
LOTS 17-A-1 AND 17-A-2
PAPPE ADDITION**
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2014

LEGAL DESCRIPTION:

LOT NUMBERED SEVENTEEN-A (17-A) OF THE PAPPE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID TRACTS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 1, 1990, IN MAP BOOK 90-C, FOLIO 53. CONTAINING 1.7818 ACRE (77,617.22 SF) MORE OR LESS.

PROJECT NO. 1009969
APPLICATION NO. 14DRB-70037

UTILITY APPROVALS:

<i>Christopher Vigil</i> PMA ELECTRIC SERVICES	<u>8-14-14</u> DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	<u>8/13/14</u> DATE
<i>[Signature]</i> QUEST CORPORATION D/B/A CENTURYLINK QC	<u>8/8/14</u> DATE
<i>[Signature]</i> COMCAST CABLE COMMUNICATION, INC.	<u>8/7/14</u> DATE

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT 6-G-15.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS M-1.
- NUMBER OF EXISTING TRACTS/LOTS.....1 LOT
- NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- THE 30' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE THE BENEFIT OF LOTS 17-A-1 AND 17-A-2, PAPPE ADDITION. SAID EASEMENT SHALL BE MAINTAINED BY BOTH LOTS 17-A-1 AND 17-A-2.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 7-25-2014
OWNER(S) PRINT NAME: RICK SAYLOR PRESIDENT OF UNIQUE MOTORCARS LIMITED

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JULY
20 14, BY RICK SAYLOR PRESIDENT OF UNIQUE MOTORCARS LIMITED

[Signature]
NOTARY
MY COMMISSION EXPIRES: 7/23/16
OWNER(S) SIGNATURE: *[Signature]* DATE: 7-25-2014
OWNER(S) PRINT NAME: CHRISTOPHER VIGIL

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JULY
20 14, BY CHRISTOPHER VIGIL

[Signature]
NOTARY
MY COMMISSION EXPIRES: 7/23/16

APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	<u>7-28-14</u> DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>8/6/14</u> DATE
<i>[Signature]</i> ABCWUA	<u>08/09/14</u> DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	<u>8-6-14</u> DATE
<i>[Signature]</i> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>8-14-14</u> DATE
<i>[Signature]</i> CITY ENGINEER	<u>8/6/14</u> DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>8-14-14</u> DATE

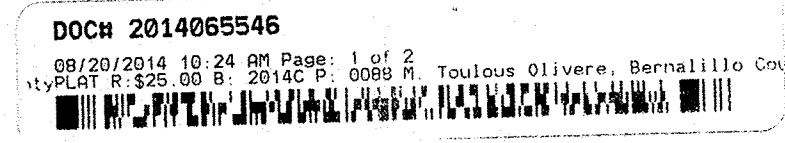
SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
LEONARD MARTINEZ P.S. # 9801

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1-014-060-487-022-40601

PROPERTY OWNER OF RECORD: Vigil, Christopher
BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 8/20/14



**SBS CONSTRUCTION
AND ENGINEERING, LLC**
10209 SNOWLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

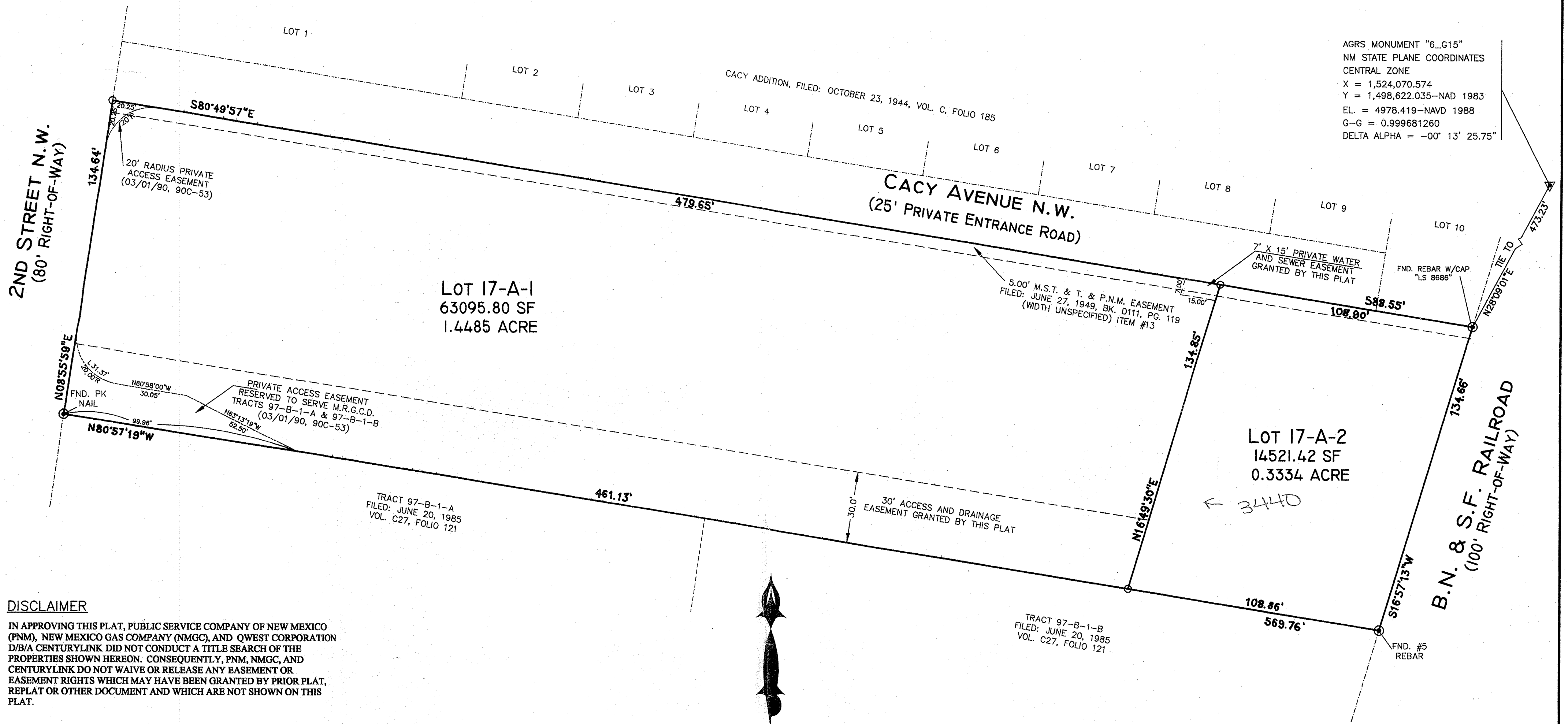
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NOTES:

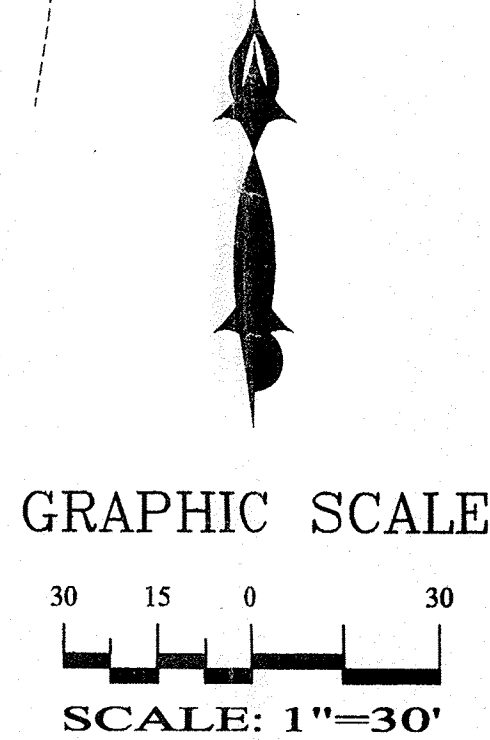
- 1: THE 7' X 15' PRIVATE WATER AND SEWER EASEMENT GRANTED BY THIS PLAT IS FOR THE THE BENEFIT OF LOT 17-A-2, PAPPE ADDITION. SAID EASEMENT SHALL BE MAINTAINED BY LOT 17-A-2 OWNER.

AGRS MONUMENT "6_G15"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 1,524,070.574
 Y = 1,498,622.035-NAD 1983
 EL. = 4978.419-NAVD 1988
 G-G = 0.999681260
 DELTA ALPHA = -00° 13' 25.75"



DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURYLINK DO 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 SHOWN ON THIS PLAT.



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 08/20/2014 10:24 AM Page: 2 of 2
 ty:PLAT R:325.00 B: 2014C P: 0088 M: Toulous Olivere, Bernalillo Co

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