

VICINITY MAP
NOT TO SCALE
ZONE ATLAS PAGE
J-22-Z

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO REPLAT TWO EXISTING LOTS INTO TWO NEW LOTS.
 2. THE BASIS OF BEARINGS OF THIS PLAT IS THE LINE BETWEEN ACS MONUMENTS 14_J22 AND 3_J22 AS SHOWN ON THE PLAT.
 3. DOCUMENTS USED:
 - a. PLAT OF MONTEREY MANOR SUBDIVISION, RECORDED MARCH 12, 1964, D03-094
 - b. SPECIAL WARRANTY DEED, DOC. NO. 2003129744
 - c. QUITCLAIM DEED, DOC. NO. 1995069410
 - d. PERSONAL REPRESENTATIVE DEED DOC. NO. 2014020461
 4. ALL EASEMENTS ARE SHOWN ON THIS PLAT.

CONSENT STATEMENT
The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with their free will and consent and in accordance with their expressed wishes and desires, and that they hold among them complete and indefeasible title in fee simple to the land subdivided.

by: George A. Dubois 5/13/14 Date
George A. Dubois, Co-Trustee
George A. Dubois and Artaen J. Dubois Revocable Trust

ACKNOWLEDGEMENT
State of New Mexico } ss
County of Bernalillo }

This instrument was acknowledged before me this 26th day of May, 2014, by George A. Dubois

My Commission Expires: 12-06-2014
Notary Public: Thomas W. Patrick
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 12-06-2014

by: Artaen J. Dubois 5-5-14 Date
Artaen J. Dubois, Co-Trustee
George A. Dubois and Artaen J. Dubois Revocable Trust

ACKNOWLEDGEMENT
State of New Mexico } ss
County of Bernalillo }

This instrument was acknowledged before me this 5th day of May, 2014, by Artaen J. Dubois

My Commission Expires: 12-06-2014
Notary Public: Thomas W. Patrick
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 12-06-2014

by: Timothy P. Twyeffort 5-05-14 Date
Lois P. Twyeffort Revocable Trust

ACKNOWLEDGEMENT
State of New Mexico } ss
County of Bernalillo }

This instrument was acknowledged before me this 5th day of May, 2014, by Artaen J. Dubois

My Commission Expires: 12-06-2014
Notary Public: Thomas W. Patrick
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 12-06-2014

LEGAL DESCRIPTION
LOTS 16 AND 17, BLOCK A, MONTEREY MANOR SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1963 IN PLAT BOOK D03, FOLIO 94.

DISCLAIMER
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCO) and Qwest Corporation dba Century Link QC (Qwest) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO and Qwest 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.

SOLAR NOTE:
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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

CORRECTED
PLAT OF
LOTS 16A and 17A, BLOCK A
MONTEREY MANOR SUBDIVISION

LOCATED WITHIN
SECTION 15, T.10N., R.4E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2014

THE PURPOSE OF THIS CORRECTION IS TO SHOW A 5' UTILITY EASEMENT ALONG THE REAR OF LOTS 16A AND 17A.
PROJECT NUMBER: 1010052

SUBDIVISION APPLICATION NUMBER: 14DRB-70113

SITE DATA

ZONING	R-1
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS AND TRACTS	2
NO. OF LOTS AND TRACTS CREATED	2
TOTAL AREA	0.7488 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES

PLAT APPROVAL

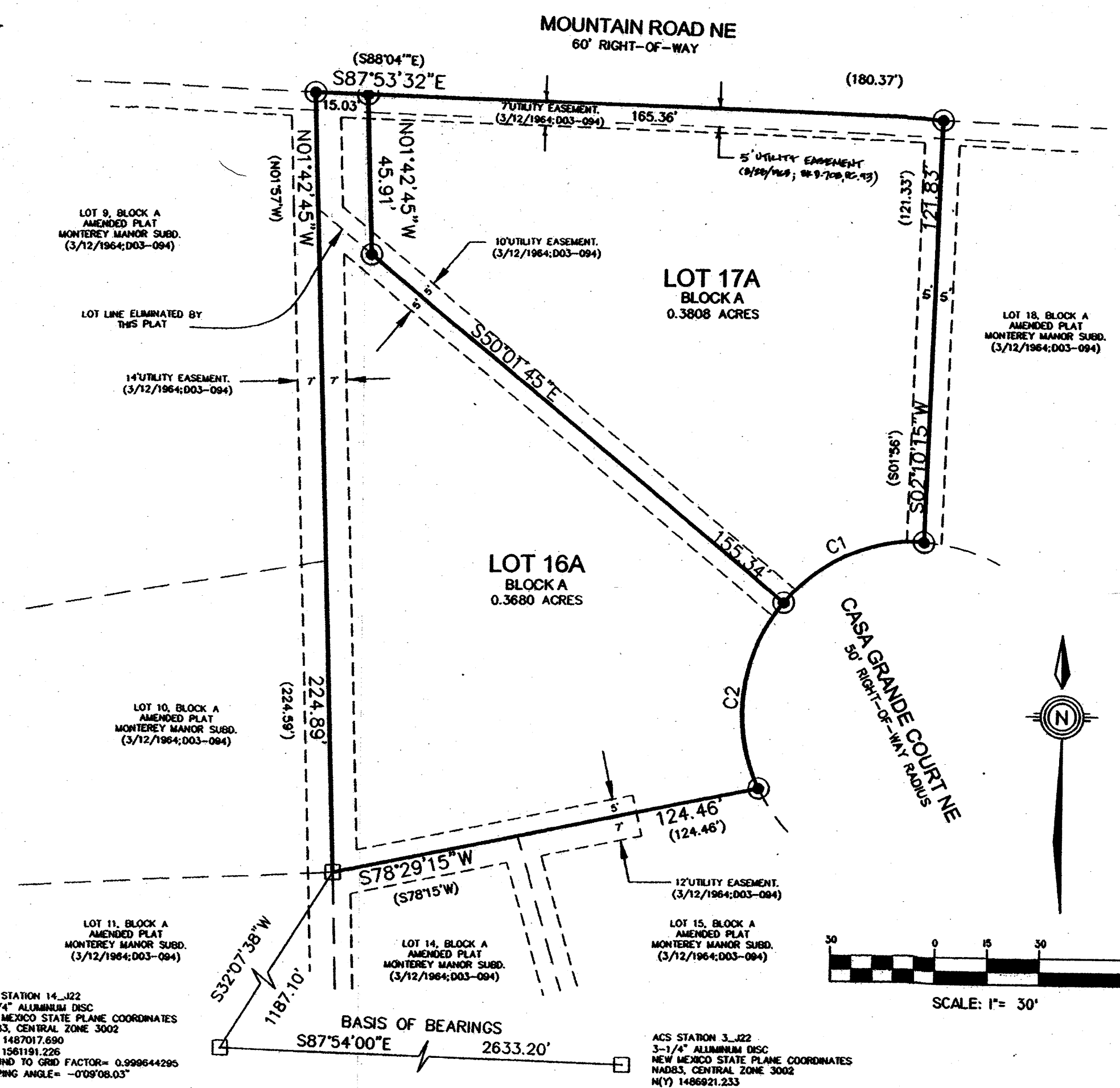
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	<u>Leonardo Vigil</u>	5-13-14
NEW MEXICO GAS COMPANY	<u>[Signature]</u>	5/13/14
QWEST CORP dba CENTURY LINK	<u>[Signature]</u>	5/13/14
COMCAST	<u>[Signature]</u>	5/13/14

CITY APPROVALS:

CITY SURVEYOR	<u>Dale P. Decker</u>	5-5-14
ENVIRONMENT HEALTH DEPARTMENT	<u>[Signature]</u>	5-14-14
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	<u>[Signature]</u>	05-14-14
ABCWUA	<u>Allen Peter</u>	05/14/14
PARKS AND RECREATION DEPARTMENT	<u>Carol S. Dumont</u>	5-14-14
ANAFCA	<u>[Signature]</u>	5-14-14
CITY ENGINEER	<u>[Signature]</u>	5-14-14
SOLID WASTE, CITY OF ALBUQUERQUE	<u>[Signature]</u>	5-14-14
DBS CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>	5-14-14

TREASURERS CERTIFICATION:
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
MONTEREY MANOR SUBDIVISION
LOT 16 UPC#102205808013530522
LOT 17 UPC#102205808014330523
BY: [Signature] DATE: 5/14/14



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50.00'	45.56'	52°12'27"	24.50'	S66°03'57"W	44.00'
C2	50.00'	57.22'	65°34'28"	32.21'	S07°10'29"W	54.15'

SURVEYOR'S CERTIFICATION:
I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

THOMAS W. PATRICK,
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE: 5-05-2014

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

SHEET 1 OF 1

FINAL PLAT
LOTS 16A AND 17A
MONTEREY MANOR SUBDIVISION

DATE: 5/02/2014
SCALE: 1" = 30'
DRAWN: TWP
JOB NO.: N2014-022

community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505)997-0000