

PROJECT #: 101005Z
 DATE: 4-30-14
 APP#: 14-70113(SK)

SKETCH 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
 APRIL, 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 (NMGC) and Qwest Corporation dba Century Link QC (Qwest) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC 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.

PROJECT NUMBER: _____

SUBDIVISION APPLICATION NUMBER: _____

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	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORP d/b CENTURY LINK	DATE
COMCAST	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
ENVIRONMENT HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER,	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2
 LOT 14, BLOCK 7, LOT 22, BLOCK 7
 TRACT K, BLOCK 7, TRACT L, BLOCK 7
 ALL UNDER SP04 10-1005 1070-10350-120 (BULK LAND TRACT A)
 PROPERTY OWNER OF RECORD (LOTS 14 AND 22): DAULA DEL MESA LLC
 PROPERTY OWNER OF RECORD (TRACTS "K" AND "L"): FOREST CITY MESA RE

BY: _____ DATE: _____

SHEET 1 OF 1

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 15_J22. TIE AND BEARING WILL BE SHOWN ON THE FINAL PLAT.
3. DOCUMENTS USED WILL BE SHOWN ON THE FINAL PLAT.
 - a.

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: _____ Date _____
 Owner
 LOT 16

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____ }
 This instrument was acknowledged before me this _____ day of _____, 2014,

by: _____
 Notary Public

My Commission Expires: _____

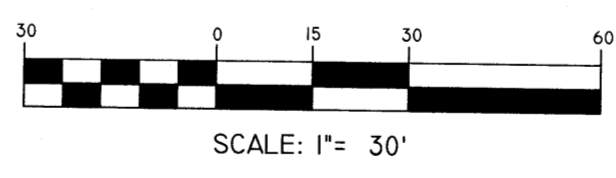
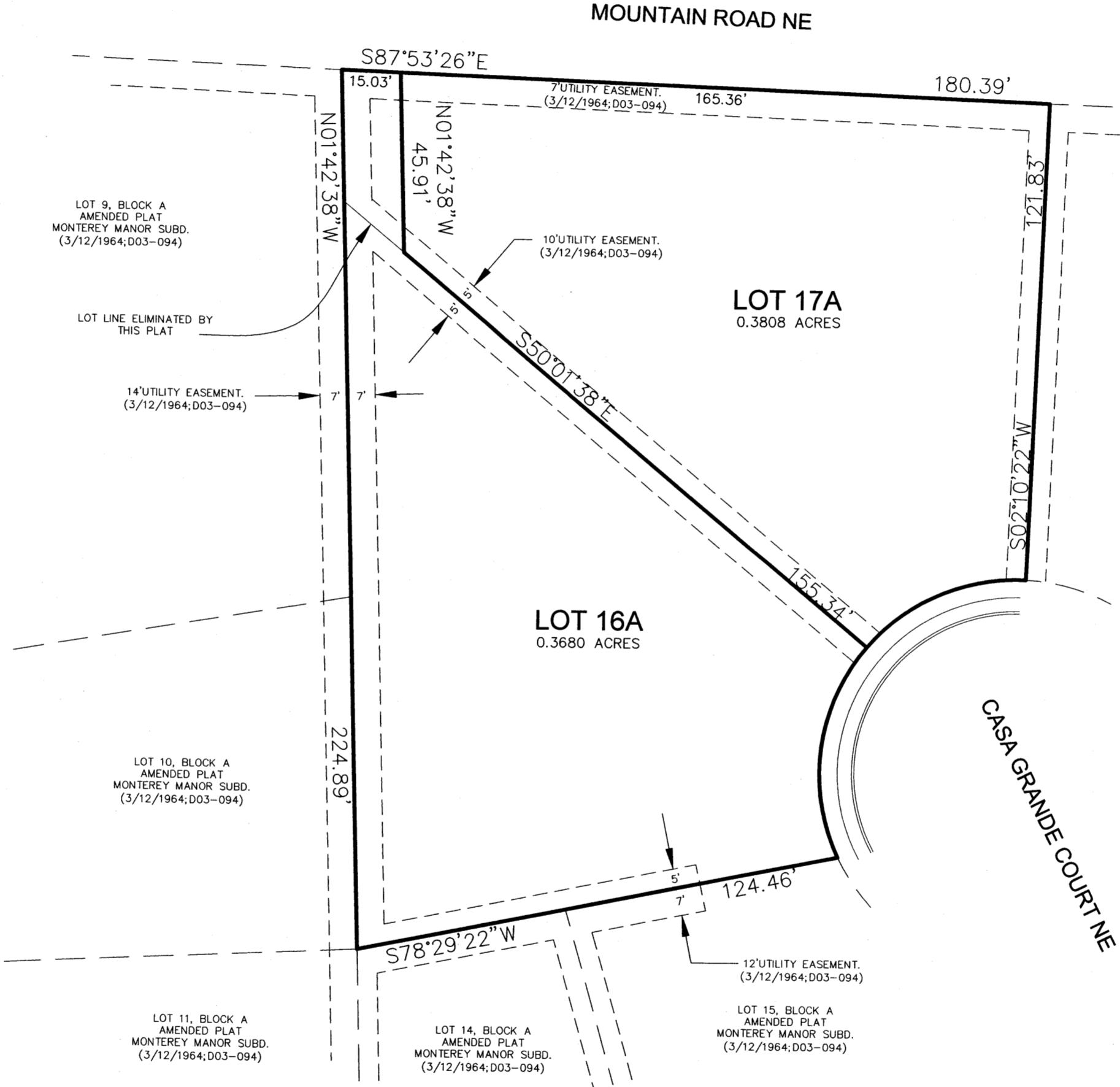
by: _____ Date _____
 OWNER
 LOT 17

ACKNOWLEDGEMENT

State of New Mexico } ss
 County of _____ }
 This instrument was acknowledged before me this _____ day of _____, 2014,

by: _____
 Notary Public

My Commission Expires: _____



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 _____

MONUMENT LEGEND

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

NO.	DATE	REVISIONS	DESCRIPTION

SURVEY

XXX
XXX
DWG PATH: XXX
CRS: XXX
DATE: XXX
SCALE: 1"=
CREW: XXX
DRAWN: XXX
JOB NO.: XXX

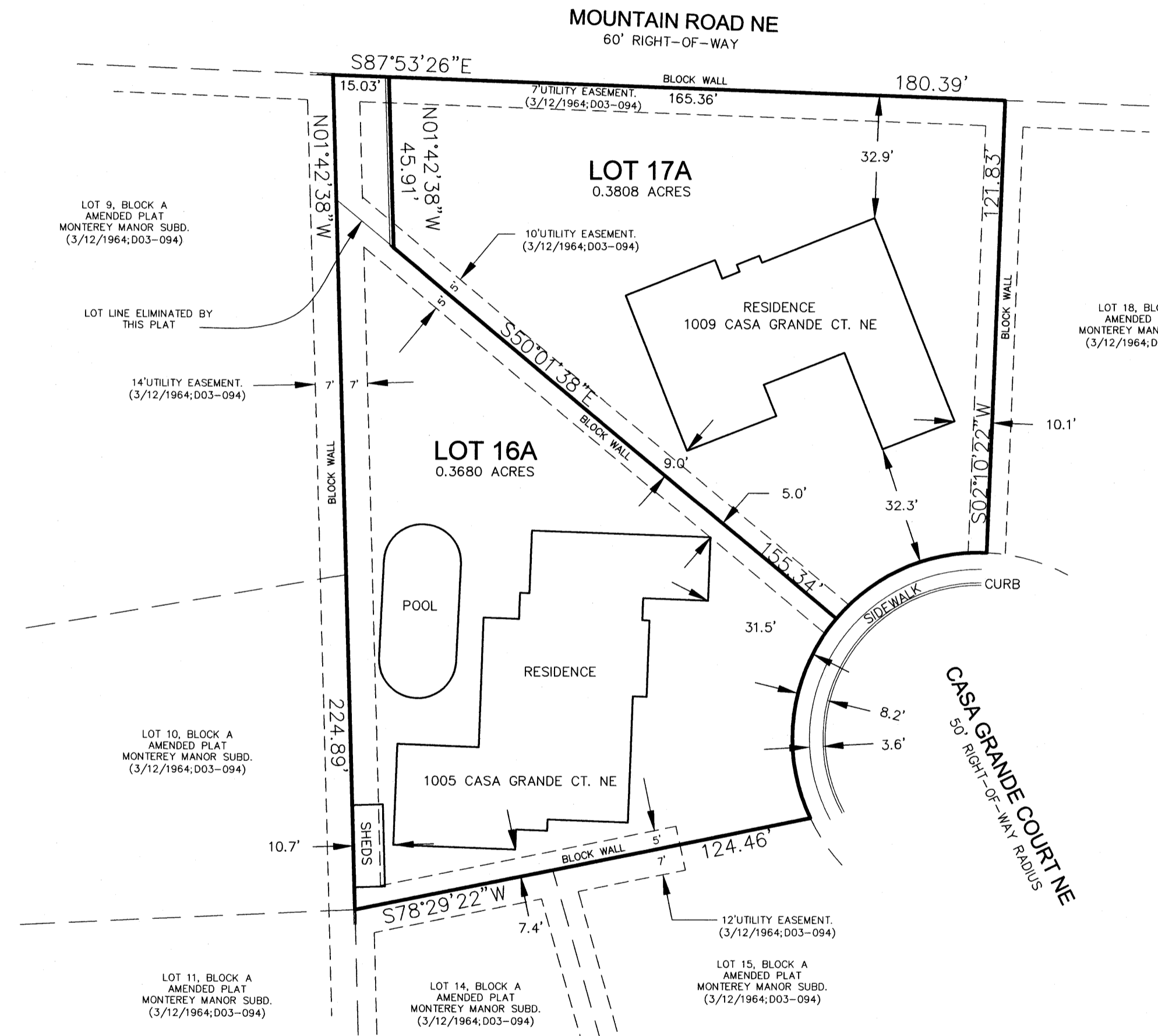
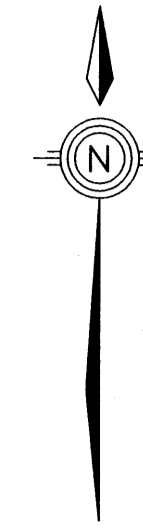
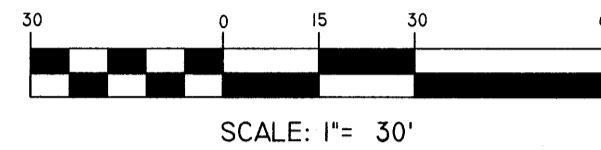
community
 sciences
 corporation

LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING (505)897-0000

SITE PLAN FOR SKETCH PLAT
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
 APRIL, 2014

PROJECT # : 1010052
DATE: 4-30-14
APP # : 14-7013 (SK)



SHEET 1 OF 1

REVISIONS NO. DATE DESCRIPTION	SURVEY XXX XXX	
	DWG PATH: XXX	
	CR5: XXX	
	DATE: XXX	
	SCALE: 1" = 30'	
	CREW: XXX	
DRAWN: XXX		
JOB NO.: XXX		
LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000		

PROJECT #: 1010052
 DATE: 5-14-14
 APP#: 14-7041(P/A)

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

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	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORP d/b CENTURY LINK	DATE
COMCAST	DATE

CITY APPROVALS:
David P. ... 5-5-14
 CITY SURVEYOR DATE

ENVIRONMENT HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ABCWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFECA	DATE
CITY ENGINEER,	DATE
SOLID WASTE, CITY OF ALBUQUERQUE	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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: _____ DATE: _____

SHEET 1 OF 1

FINAL PLAT
 LOTS 16A AND 17A
 MONTEREY MANOR SUBDIVISION

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

community sciences corporation

LAND PLANNING P.O.Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING (505)897-0000



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
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by: *George A. Dubois* 5/3/14
 George A. Dubois, Co-Trustee Date
 George A. Dubois and Arlaen 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 George A. Dubois

Thomas W. Patrick
 Notary Public
 My Commission Expires: 10-06-2014

by: *Arlaen J. Dubois* 5-5-14
 Arlaen J. Dubois, Co-Trustee Date
 George A. Dubois and Arlaen 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 Arlaen J. Dubois

Thomas W. Patrick
 Notary Public
 My Commission Expires: 10-06-2014

by: *Timothy P. Twyeffort* 5-05-14
 Timothy P. Twyeffort, Trustee 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 Arlaen J. Dubois

Thomas W. Patrick
 Notary Public
 My Commission Expires: 10-06-2014

LEGAL DESCRIPTION

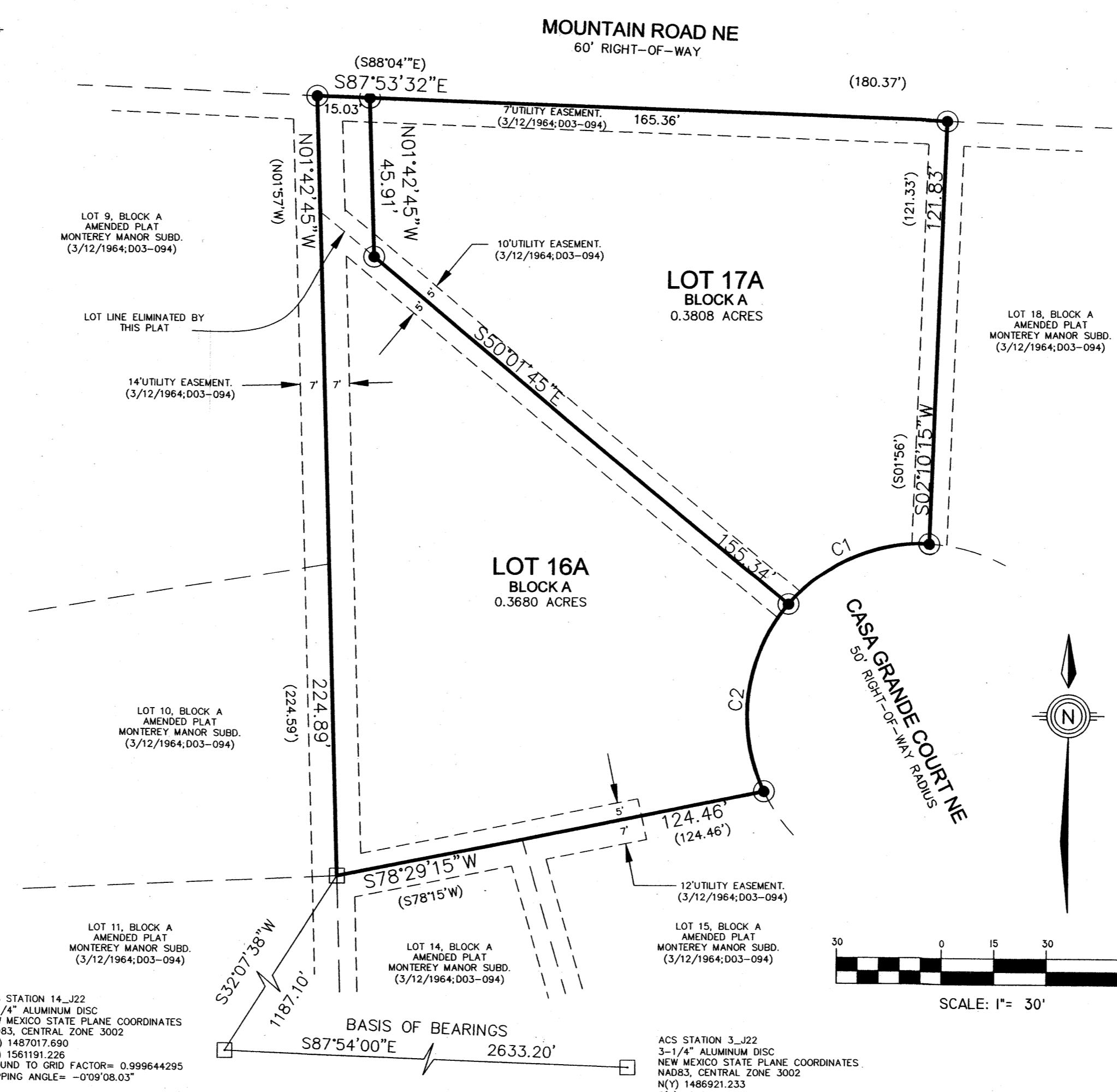
LOTS 16 AND 17, BLOCK A, MONTEREY MANOR SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1963 IN PLAT BOOK D03, FOLIO 94.

DISCLAIMER

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

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ACS STATION 14, J22
 3-1/4" ALUMINUM DISC
 NEW MEXICO STATE PLANE COORDINATES
 NAD83, CENTRAL ZONE 3002
 N(Y) 1487017.690
 E(X) 1561191.226
 GROUND TO GRID FACTOR= 0.999644295
 MAPPING ANGLE= -0'09"08.03"

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'

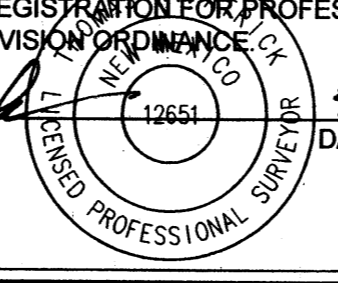
SURVEYOR'S CERTIFICATION:

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

MONUMENT LEGEND

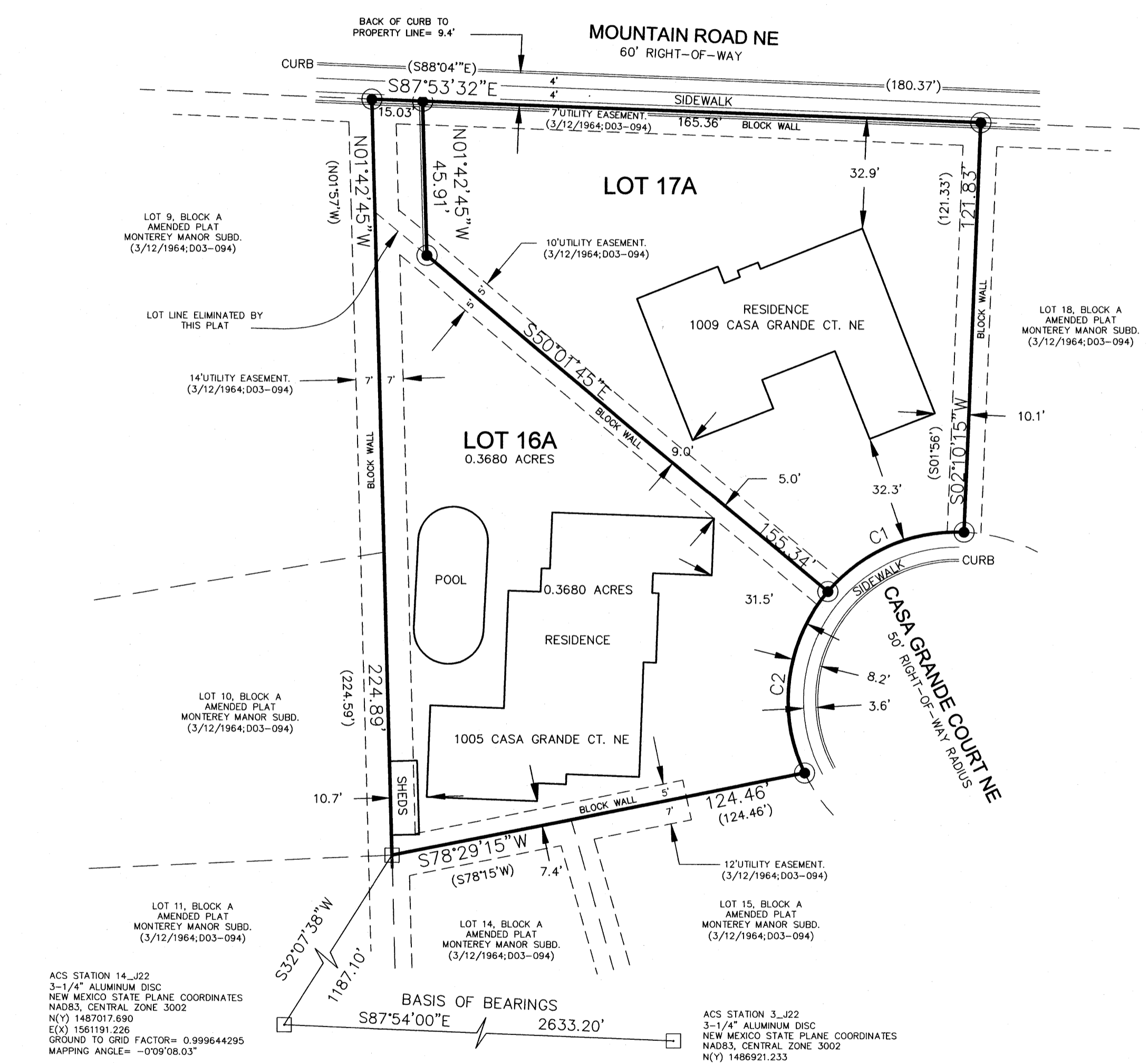
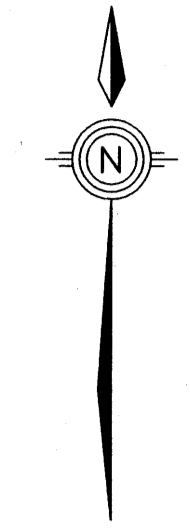
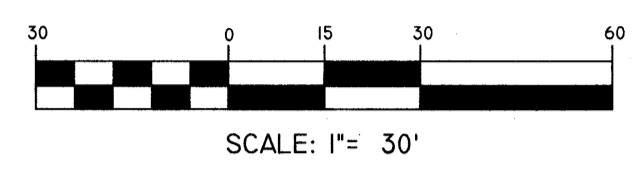
- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"



SITE PLAN FOR MINOR PLAT
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

PROJECT #: 1010052
DATE: 5-14-14
APP #: 14-7041(P&F)



ACS STATION 14_J22
 3-1/4" ALUMINUM DISC
 NEW MEXICO STATE PLANE COORDINATES
 NAD83, CENTRAL ZONE 3002
 N(Y) 1487017.690
 E(X) 1561191.226
 GROUND TO GRID FACTOR= 0.999644295
 MAPPING ANGLE= -0°09'08.03"

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'

BASIS OF BEARINGS
 S87°54'00"E 2633.20'

ACS STATION 3_J22
 3-1/4" ALUMINUM DISC
 NEW MEXICO STATE PLANE COORDINATES
 NAD83, CENTRAL ZONE 3002
 N(Y) 1486921.233
 E(X) 1563821.702
 GROUND TO GRID FACTOR= 0.999639470
 MAPPING ANGLE= -0°08'49.83"

SHEET 1 OF 1

NO.		DATE		REVISIONS DESCRIPTION	
1		2		3	

FINAL PLAT
 LOTS 16A AND 17A
 MONTEREY MANOR SUBDIVISION

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

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000