



VICINITY MAP ZONE ATLAS PAGE H-14

UTILITY APPROVALS:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, 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 PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT 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, OR OTHER 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET 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 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.

PUBLIC SERVICE CO. OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

LEGAL DESCRIPTION:

A certain tract of land being and comprised of Tract 73 as shown on the Middle Rio Grande Conservancy District Map No. 36; AND the Easterly portions of Lots 18 - 24 inclusive in Block numbered Two (2) of APACHE TRAIL ADDITION as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1923 in Volume B2, folio 48; AND Lots 1, 2 and 3 in Block B, LINCOLN ADDITION, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 19, 1922 in Volume B2, folio 36, and said entire tract of land being more particularly described as follows:  
BEGINNING at the Northeast corner of said tract, being a point on the West right-of-way line of 4th Street N. W. and being the Southeast corner of Lot 1, Block 2 of APACHE TRAIL ADDITION as filed April 16, 1923 in Volume B2, folio 48, whence the AGRS Control Station "A-438" bears N.67°55'41"E., 1593.35 feet distant; thence, along said right-of-way line, S.09°10'32"W., 59.89 feet to an angle point; thence S.11°12'01"W., 293.45 feet to the southeast corner of said tract, being the point of intersection of the west right of way line of 4th Street N.W. and the north right of way line of Cutler Avenue N.W.; thence, along said Cutler right-of-way line, N.78°50'00"W., 194.49 feet to a point being the southwest corner of Lot 1, Block B, Lincoln Addition; thence, N.11°02'08"E., 167.82 feet to an angle point; thence, N.78°46'39"W., 379.10 feet to the Southwest corner of said tract, being a point on the East right-of-way of 6th Street N.W.; thence, along said right-of-way line, N.19°54'17"E., 188.02 feet to the Northwest corner of said tract; thence, S.78°59'00"E., 543.50 feet to the point of beginning. Containing 2.3239 acres, more or less.

FREE CONSENT:

The undersigned owner(s) do hereby consent to the platting of the property shown hereon and the same is done with their free consent and in accordance with their desires. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicate(s) the public right of way shown hereon to the City of Albuquerque, New Mexico, in fee simple with warranty covenants. The undersigned warrant that they hold among them complete and indefeasible title, in fee simple, to the subdivided property.

Jack D. McComas

Helen McComas

ACKNOWLEDGEMENT

State of New Mexico )  
County of Bernalillo )ss

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_

BY: Jack D. McComas, Helen McComas

My Commission expires: \_\_\_\_\_

Notary Public

BERNALILLO COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer

Date

COUNTY CLERK RECORDING STAMP

PLAT OF  
Lot 1-A, Block B, LINCOLN ADDITION,  
& Tracts 73-A & 73-B, M.R.G.C.D. Map 36  
Section 8, T.10N., R.3E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2014

PURPOSE OF PLAT:

The purpose of this plat is subdivide one existing lot into two lots and to grant the private access and public utility easement shown.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TRANSPORTATION SECTION \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQ/BERNALILLO COUNTY WATER USERS AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

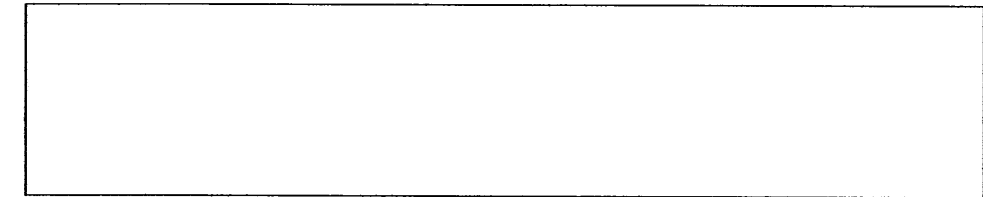
SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko  
New Mexico Professional Surveyor No. 8686

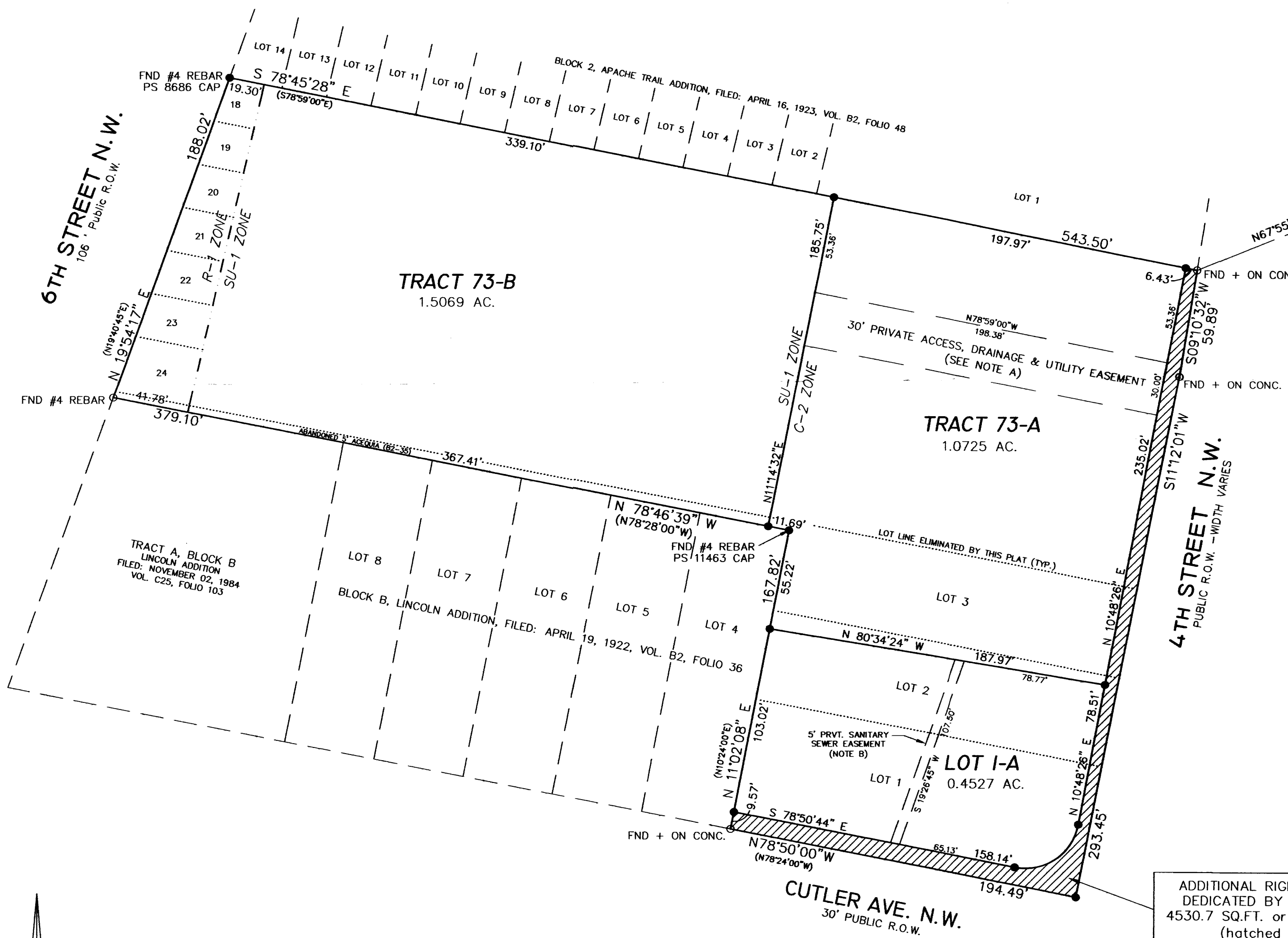
Date

COUNTY CLERK RECORDING STAMP



PLAT OF  
 Lot 1-A, Block B, LINCOLN ADDITION,  
 & Tracts 73-A & 73-B, M.R.G.C.D. Map 36  
 Section 8, T.10N., R.3E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2014

AGRS STATION "A-438"  
 NM STATE PLANE COORDINATES  
 N=1495747.494 E=1523137.246  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999681662  
 MAPPING ANGLE: -0°13'31.98"



SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station A-438.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis ( ) are record measurements, where record measurements differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 3.1360 acre, more or less
- Number of existing lots: 11
- Number of lots created: 3
- FLOOD ZONE: The property shown hereon is located in Zone X, Shaded, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile; of areas protected by levees from the 1% annual chance flood, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C00332G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: No property within the area of requested final action 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- APS PRE-DEVELOPMENT FEE NOTICE:  
 The property shown hereon is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_, 20\_\_\_\_, as Doc. No. \_\_\_\_\_.

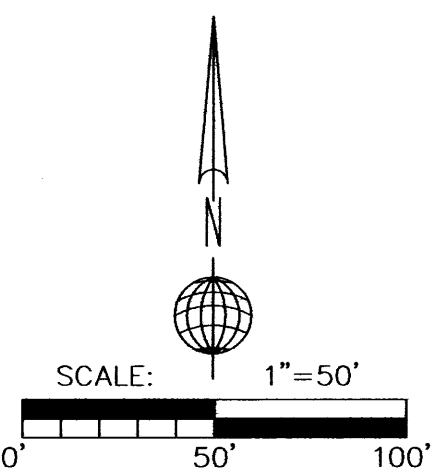
EASEMENT NOTES:

- 30' wide Private Access, Drainage and Public Utility Easement granted by this plat. This easement is granted for ingress and egress to Tracts 73-A and 73-B. The road within this easement shall be maintained by the owners of said Tracts 73-A and 73-B. This easement also granted for the conveyance of storm water runoff and for the installation and maintenance of public and private utility lines and related equipment.
- 5' wide Private Sanitary Sewer Easement granted by this plat. Said easement is granted for the benefit of the owner(s) of Tract 73-A. The owners of said Tract 73-A shall install and maintain the private sanitary sewer line.

ADDITIONAL RIGHT OF WAY  
 DEDICATED BY THIS PLAT  
 4530.7 SQ.FT. or 0.1040 Acre  
 (hatched area)

MONUMENT LEGEND

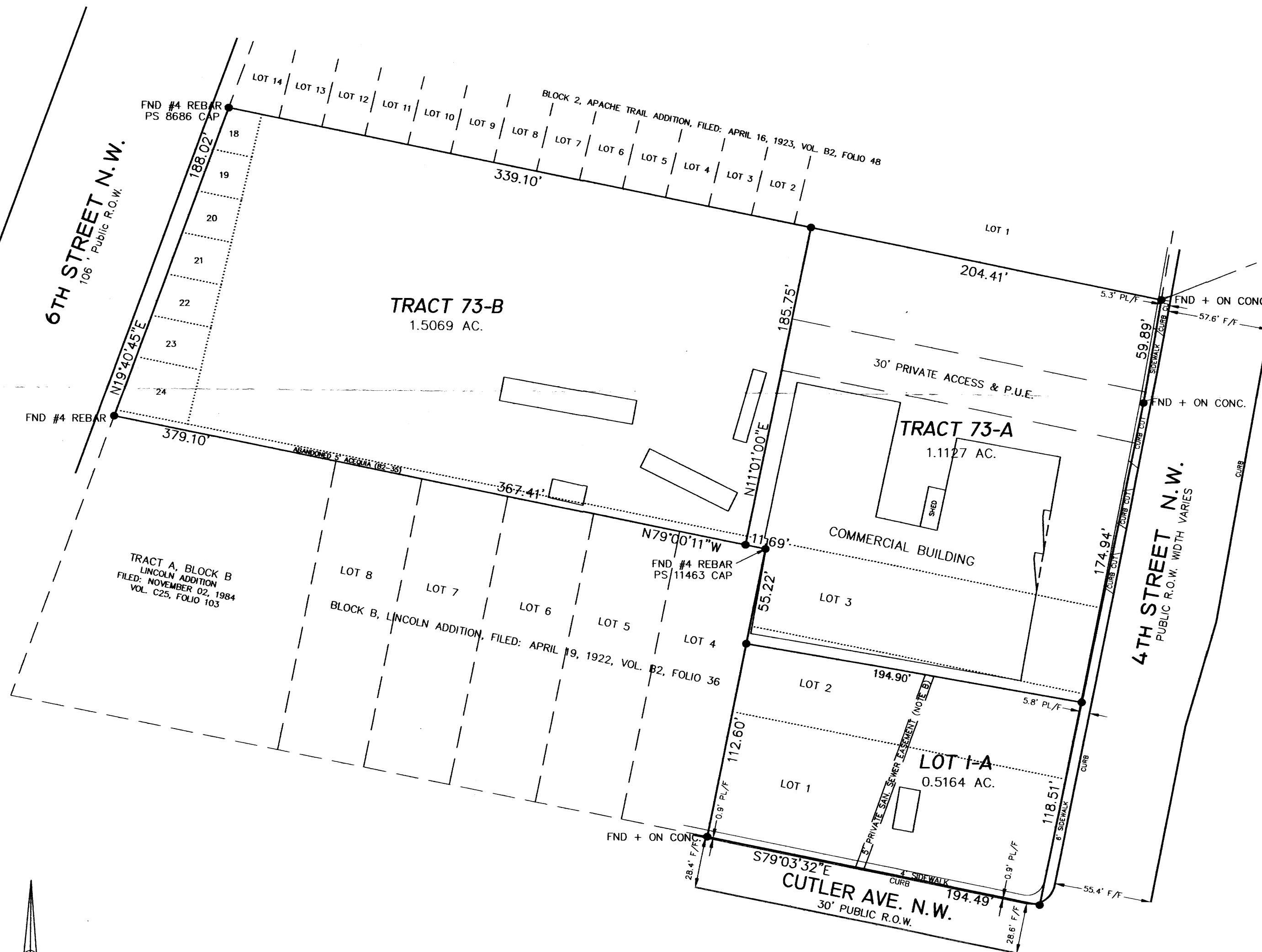
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "C.GRITSKO LSB886", UNLESS OTHERWISE NOTED



PROJECT #: 100098  
 DATE: 6-11-14  
 APP#: 14-70188(SC)

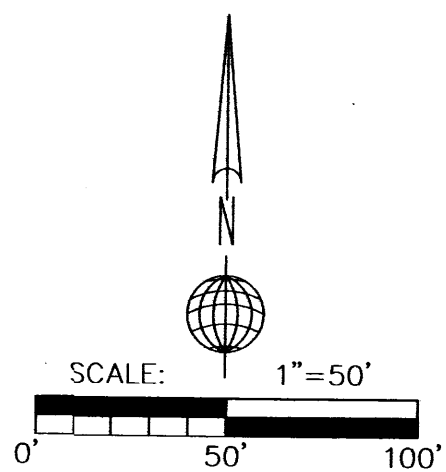
SKETCH PLAT  
 Lot 1-A, Block B, LINCOLN ADDITION,  
 & Tracts 73-A & 73-B, M.R.G.C.D. Map 36  
 Section 8, T.10N., R.3E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2014

AGRS STATION "A-438"  
 NM STATE PLANE COORDINATES  
 N=1495747.494 E=1523137.246  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999681662  
 MAPPING ANGLE: -0°13'31.98"



**SURVEY AND SUBDIVISION NOTES:**

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, derived from GPS observations tied to AGRS Control Station 7-L15.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis ( ) are record measurements, where record measurements differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 3.1360 acre, more or less
- Number of existing lots: 11
- Number of lots created: 3
- FLOOD ZONE: The property shown hereon is located in Zone X, Shaded, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile; of areas protected by levees from the 1% annual chance flood, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C00332G, effective date September 26, 2008.
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- APS PRE-DEVELOPMENT FEE NOTICE:  
 The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_



**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PLS8686", UNLESS OTHERWISE NOTED

**ALPHA PRO SURVEYING, LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 GARY@ALPHAPROSURVEYING.COM 505-892-1076  
 DRAWN BY: GEG FILE NO: 14-077





VICINITY MAP ZONE ATLAS PAGE H-14

UTILITY APPROVALS:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

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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 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.

Lernando Vigil 7-23-14  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

[Signature] 7/17/14  
QWEST COMMUNICATIONS DATE

[Signature] 7/17/14  
NEW MEXICO GAS COMPANY DATE

[Signature] 7/17/14  
COMCAST CABLE DATE

LEGAL DESCRIPTION:

A certain tract of land being and comprised of Tract 73 as shown on the Middle Rio Grande Conservancy District Map No. 36; AND the Easterly portions of Lots 18 - 24 inclusive in Block numbered Two (2) of APACHE TRAIL ADDITION as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1923 in Volume B2, folio 48; AND Lots 1, 2 and 3 in Block B, LINCOLN ADDITION, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 19, 1922 in Volume B2, folio 36, and said entire tract of land being more particularly described as follows:  
BEGINNING at the Northeast corner of said tract, being a point on the West right-of-way line of 4th Street N. W. and being the Southeast corner of Lot 1, Block 2 of APACHE TRAIL ADDITION as filed April 16, 1923 in Volume B2, folio 48, whence the AGRS Control Station "A-438" bears N.67°32'28"E., 1593.35 feet distant; thence, along said right-of-way line, S.06°47'29"W., 59.89 feet to an angle point; thence S.10°45'58"W., 293.45 feet to the southeast corner of said tract, being the point of intersection of the west right of way line of 4th Street N.W. and the north right of way line of Cutler Avenue N.W.; thence, along said Cutler right-of-way line, N.79°13'03"W., 194.49 feet to a point being the southwest corner of Lot 1, Block B, Lincoln Addition; thence, N.10°39'05"E., 167.82 feet to an angle point; thence, N.79°09'42"W., 379.10 feet to the Southwest corner of said tract, being a point on the East right-of-way of 6th Street N.W.; thence, along said right-of-way line, N.19°31'14"E., 168.02 feet to the Northwest corner of said tract; thence, S.79°06'31"E., 543.50 feet to the point of beginning. Containing 2.3239 acres, more or less.

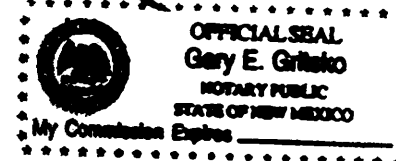
FREE CONSENT; DEDICATION

The undersigned owner(s) do hereby consent to the platting of the property shown hereon and the same is done with their free consent and in accordance with their desires. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicate(s) the public right of way shown hereon to the City of Albuquerque, New Mexico, in fee simple with warranty covenants. The undersigned warrant that they hold among them complete and indefeasible title, in fee simple, to the subdivided property.

Jack D. McComas Helen McComas  
Jack D. McComas Helen McComas

ACKNOWLEDGEMENT

State of New Mexico  
County of Bernalillo



This instrument was acknowledged before me on July 17, 2014.

BY: Jack D. McComas, Helen McComas

My Commission expires 7/07/2016 Gary E. Gritsko  
Notary Public

BERNALILLO COUNTY TREASURERS CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
1-014-059-283-280-328-25, 1-014-059-242-261-328-35  
UPCR: 1-014-059-270-248-328-26, 1-014-059-287-254-322-37  
1-014-059-245-258-328-36, 1-014-059-240-248-328-38  
JACK D. MCCOMAS

PROPERTY OWNER OF RECORD

[Signature] 8/11/14  
Bernalillo County Treasurer Date

COUNTY CLERK RECORDING STAMP

DOC# 2014063166  
08/12/2014 10:04 AM Page 1 of 2  
PLAT # 825 00 B 2014C P 0085 H Tulous Oliveira Bernalillo Co  
[Barcode]

PLAT OF  
Lot 1-A, Block B, LINCOLN ADDITION,  
& Tracts 73-A & 73-B, M.R.G.C.D. Map 36  
Town of Albuquerque Grant  
Projected Section 8, T.10N., R.3E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2014

PURPOSE OF PLAT:

The purpose of this plat is replat 11 existing lots into 3 new lots, and to dedicate additional public right of way.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1010098 APPLICATION NO. 14DRB 70247

[Signature] 7-29-14  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 07-23-14  
TRANSPORTATION SECTION DATE

Carol S. Dumont 7-23-14  
PARKS & RECREATION DEPARTMENT DATE

Allen Patten 07/23/14  
ALBUQUERQUE BERNALILLO COUNTY WATER USERS AUTHORITY DATE

Auto a Chem 7-23-14  
A.M.A.F.C.A. DATE

Auto a Chem 7-23-14  
CITY ENGINEER DATE

Dial P. Acosta 7-23-14  
CITY SURVEYOR DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko July 14, 2014  
Gary E. Gritsko Date  
New Mexico Professional Surveyor No. 8686



ALPHA PRO SURVEYING, LLC  
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
GARY@ALPHAPROSURVEYING.COM 505-892-1076  
DRAWN BY: GEG FILE NO: 14-077

2014C-83 (1)

