

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL 2016.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.99963424

Free Consent

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. 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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GREGORY A. CHANT, TITLE TBD CHANT FAMILY II LIMITED PARTNERSHIP	DATE
STATE OF NEW MEXICO) SS	
COUNTY OF)	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ONBY: GREG CHANT AS TBD FOR CHANT FAMILY II LIMITED P	
D.	
By: NOTARY PUBLIC	
MY COMMISSION EXPIRES	

Indexing Information

Portions Projected into Section 26, Township 10 North, Range 4 East, N.M.P.M. within the Canon de Carnue Grant Subdivision: Chant Property Addition Owner: Chant Family II Limited Partnership UPC #: 102305640913740130

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON

JPC #:_____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0000 ACRES
DATE OF SURVEY

Legal Description

TRACT A-4 OF THE SUMMARY PLAT SHOWING TRACTS "A-1", "A-2", "A-3" AND "A-4" OF THE CHANT PROPERTY ADDITION, ALBUQUERQUE, NEW MEXICO, 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 SEPTEMBER 23, 1983, IN VOLUME (PLAT BOOK) C22, FOLIO (PAGE) 41.

County Case Number:

City and County Approvals:

Bernalillo County Development Review Authority, Chair	Date
Bernalillo County Zoning	Date
Bernalillo County Fire Marshal's Office	Date
Bernalillo County Natural Resources	Date
Bernalillo County Public Works	Date
Bernalillo County Parks and Recreation	Date

Documents

- 1. TITLE OF INSURANCE PROVIDED BY LAWYERS TITLE CORPORATION, HAVING POLICY NO. J 904777 AND AN EFFECTIVE DATE OF AUGUST 11, 1978.
- 2. PLAT OF CHANT PROPERTY ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 1983, IN VOLUME C22, FOLIO 41.
- 3. SPECIAL WARRANTY DEED FOR ABQ CENTRAL AVE OPERATING ASSOCIATES, LIMITED PARTNERSHIP, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2007, IN BOOK A137, PAGE 5129, AS DOC. NO. 2007075290.
- 4. NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(1)163, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2011, IN BOOK 2011S, PAGE 64.
- 5. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(18)169, DATED JULY 1, 1971.
- 6. ALTA SURVEY BY MITCHELL W. REYNOLDS, NMPS 11224, FOR NORTH PORTION OF TRACT A-4, CHANT PROPERTY ADDITION, DATED APRIL 2, 2007.

Plat for
Tracts A-4-A and A-4-B
Chant Property Addtion
Being Comprised of
Tract A-4

Chant Property Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2018

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

<u>City Project Number:</u> City Application Number:

Plat Approvals:

Ι ιαι Αρριοναίδ.	
PNM Electric Services	
Qwest Corp. d/b/a CenturyLink QC	
New Mexico Gas Company	
Comcast City Approvals:	
City Surveyor	
Traffic Engineer	
ABCWUA	
Parks and Recreation Department	
AMAFCA	
City Engineer	
DRB Chairperson, Planning Department	

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE AND BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER 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."

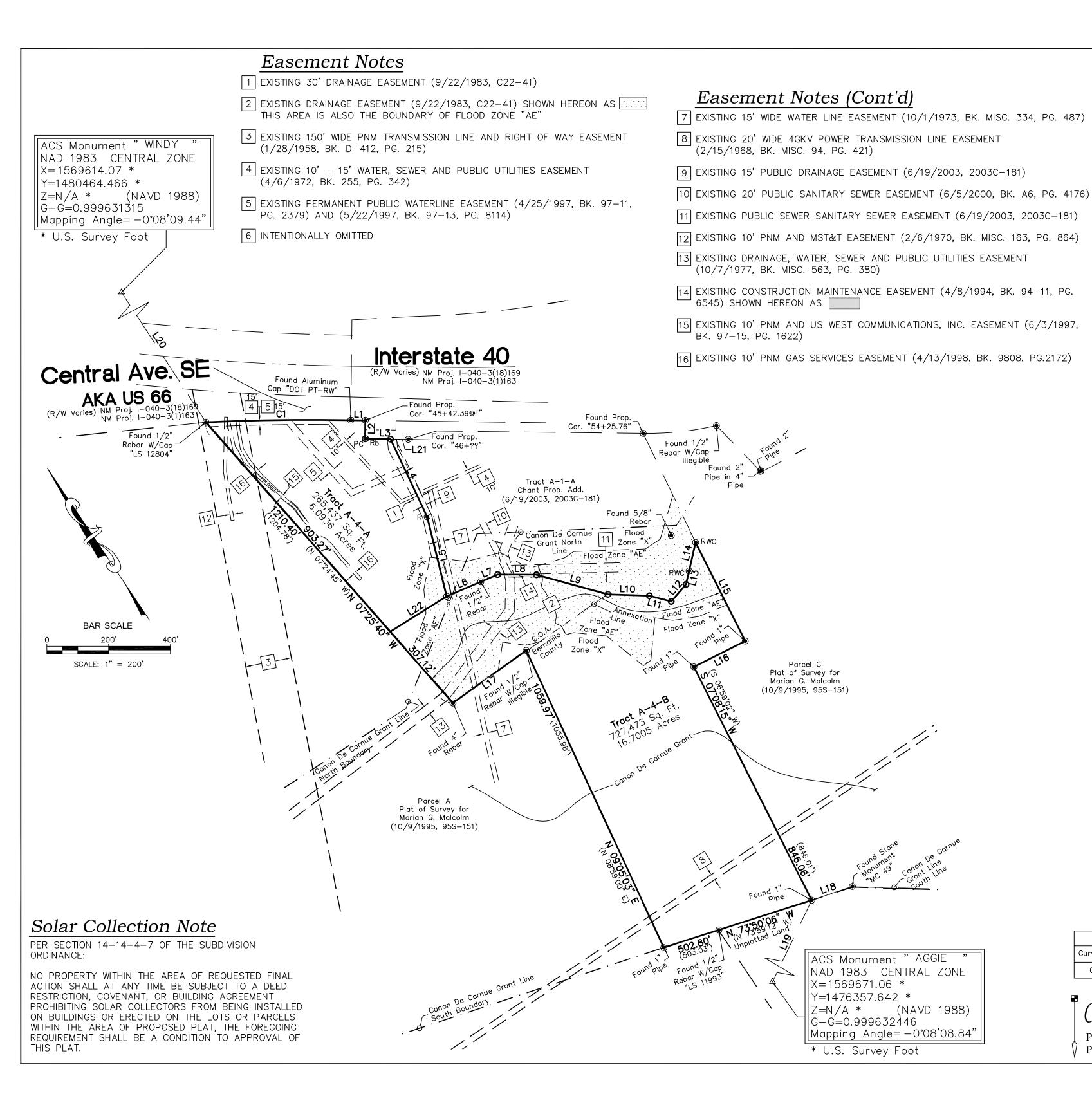
Will	Plotne	r Jr.	
N.M	.R.P.S.	No.	14271

Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244

Sheet 1 of 2



Plat for
Tracts A-4-A and A-4-B
Chant Property Addtion
Being Comprised of
Tract A-4

Chant Property Addition City of Albuquerque Bernalillo County, New Mexico January 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/23/1983, C22-41)
•	FOUND MONUMENT AS INDICATED
	FOUND 1/2" REBAR WITH CAP "LS 10464"
⊚ Rb	FOUND 1/2" REBAR BENT
● PC	FOUND PROP. COR. "45+42.39 @ T"
	FOUND 1/2" REBAR WITH CAP "LS 7472"
0	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Line Table				
Line #	Direction	Length (ft)		
L1	S 55°06'56" E (S 55°32'46" E)	46.87' (46.53')		
L2	S 34°23'18" W (S 34°27'14" W)	59.49' (60.13')		
L3	S 55°22'38" E (S 55°30'11" E)	82.12' (82.76')		
L4	S 08'38'56" W (S 08'56'14" W)	277.95' (276.79')		
L5	S 20°11'27" W (S 20°01'00" W)	265.35' (265.36')		
L6	S 79°12'30" E (S 79°20'58" E)	120.28' (120.00')		
L7	S 79°10'39" E (S 79°20'58" E)	59.60' (59.60')		
L8	S 55°45'46" E (S 55°56'05" E)	125.47' (125.47')		
L9	S 40°43'51" E (S 40°54'10" E)	239.72' (239.72')		
L10	S 54°07'40" E (S 54°17'59" E)	134.51' (134.51')		
L11	S 41°30'32" E (S 41°40'51" E)	73.06' (73.06')		
L12	N 74°40'39" E (N 74°30'20" E)	73.41' (73.41')		
L13	N 46°49'44" E (N 46°39'25" E)	44.40' (44.40')		
L14	N 46°49'56" E (N 46°39'25" E)	94.44' (94.37')		
L15	S 07°11'46" W (S 07°00'20" W)	357.28' (357.68')		
L16	N 82°49'53" W (N 83°00'28" W)	186.02' (185.86')		
L17	S 88°20'19" W (S 88°59'00" W)	292.00' (292.00')		
L18	S 74°48'25" E (S 73°59'12" E)	139.00' (136.46')		
L19	S 78°25'58" W (S 78°16'58" W)	905.18' (905.46')		
L20	N 06°37'39" W	1558.79'		
L21	S 55°22'38" E (S 55°30'11" E)	57.15' (57.57')		
L22	S 8810'08" E	215.38'		

Curve Table						
Curve #	Length		Radius	Delta	Chord Length	Chord Direction
C1	469.20'	(464.95')	7465.00' (7465.00')	3°36'04"	469.12'	S 56°54'00" E

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