

#### DISCLOSURE STATEMENT:

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

#### GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS C-1.
- 6: NUMBER OF EXISTING TRACTS/LOTS.....4 LOT
- 7: NUMBER OF TRACTS/LOTS CREATED.....1 LOTS
- 8: 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # 580 Lot 1127

PROPERTY OWNER OF RECORD: Hogares Inc

BERNALILLO CO. TREASURER'S OFFICE: WJH 4-27-15

#### LEGAL DESCRIPTION:

PORTIONS OF LOTS NUMBERED FORTY (40), FORTY ONE (41), AND PORTIONS OF LOTS NUMBERED FORTY TWO (42) AND FORTY THREE (43) OF ROSSITER ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 11, 1945, IN BOOK D, PAGE 20. CONTAINING 1.4792 ACRE (64,435.84 SF) MORE OR LESS.

#### 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: Erick James Meyerhofer DATE: 3-17-2015

OWNER(S) PRINT NAME: ERICK JAMES MEYERHOFER  
MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

#### ACKNOWLEDGMENT

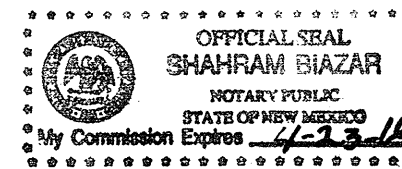
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH

20 15, BY ERICK JAMES MEYERHOFER, MANAGING MEMBER FOR RUBY SKY VENTURES, LLC

Shahram Biazar  
NOTARY

MY COMMISSION EXPIRES:



## PLAT OF LOT 43-A ROSSITER ADDITION

TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2015

PROJECT NO. 1010317

APPLICATION NO. 15 DRB-70124

#### UTILITY APPROVALS:

<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>4.16.2015</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>4/14/15</u> DATE
<u>[Signature]</u> QWEST CORPORATION D/B/A CENTURYLINK QC	<u>4/14/15</u> DATE
<u>[Signature]</u> COMCAST CABLE COMMUNICATION, INC.	<u>4/14/15</u> DATE

#### APPROVALS:

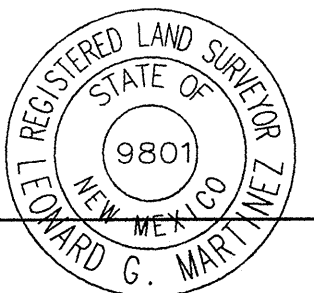
<u>[Signature]</u> CITY SURVEYOR	<u>3/17/15</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>4/15/15</u> DATE
<u>[Signature]</u> ABCWUA	<u>03/25/15</u> DATE
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>03/25/15</u> DATE
<u>[Signature]</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>3-25-15</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>3-25-15</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>4-17-15</u> DATE

#### SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED 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.

Leonard Martinez

LEONARD MARTINEZ P.S. # 9801



03-17-2015  
DATE

DOCH 2015034482

04/27/2015 03:22 PM Page: 1 of 2  
PLAT R: 525.00 S: 2015C P: 0041 M, Toulouse Oliver, Bernalillo Cour

SBS CONSTRUCTION  
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013

SHEET 1 OF 2