

VICINITY MAP ZONE ATLAS PAGE
NOT TO SCALE L-17-Z

NOTES:

- The purpose of this plat is to consolidate Lots 14, 15 and a portion of Lot 16 into two new lots.
- The Basis of Bearings is the line between ACS Control Stations 14_L17 and 6_K18A as measured with the Vectors GPS Real Time Network. Rotate bearings 00°00'03" counterclockwise to match New Mexico State Plane Bearings, Central Zone 3002, NAD83.
- Documents used:
 - Amended and Supplemental Plat of Parkland Hills Addition, recorded 11/15/1926 in Plat Book D1, Page 19.
 - Warranty Deed recorded 10/15/2007 as Doc. # 2007144773.
 - Mortgage recorded 3/15/1963 referencing portion of Lot 16 prior to 1973 Subdivision Ordinance.

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.

Rex Paul Wilson- Owner

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF SANDOVAL }

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Rex Paul Wilson.

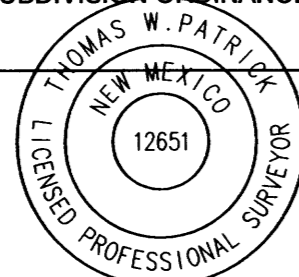
Notary Public

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

LEGAL DESCRIPTION

Lots 14 and 15 and a portion of Lot 16, all in Block 34, Parkland Hills Addition, as the same are shown and designated on the Amended and Supplemental plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on November 15, 1926 in Plat Book D1, Page 19, and being more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 14, a point on the southwesterly right-of-way line of Ridgcrest Drive SE;
 RUNNING THENCE along said southwesterly right-of-way line S47°20'19"E, 125.00 feet;
 THENCE LEAVING said southwesterly right-of-way line S42°39'41"W, 178.00 feet;
 THENCE N37°49'12"W, 126.74 feet to a point on the southeasterly right-of-way line of Laurel Circle SE;
 THENCE along said southeasterly right-of-way line N42°39'41"E, 157.04 feet to the Point of Beginning.

Contains 0.4807 acres, more or less.

SOLAR NOTE:

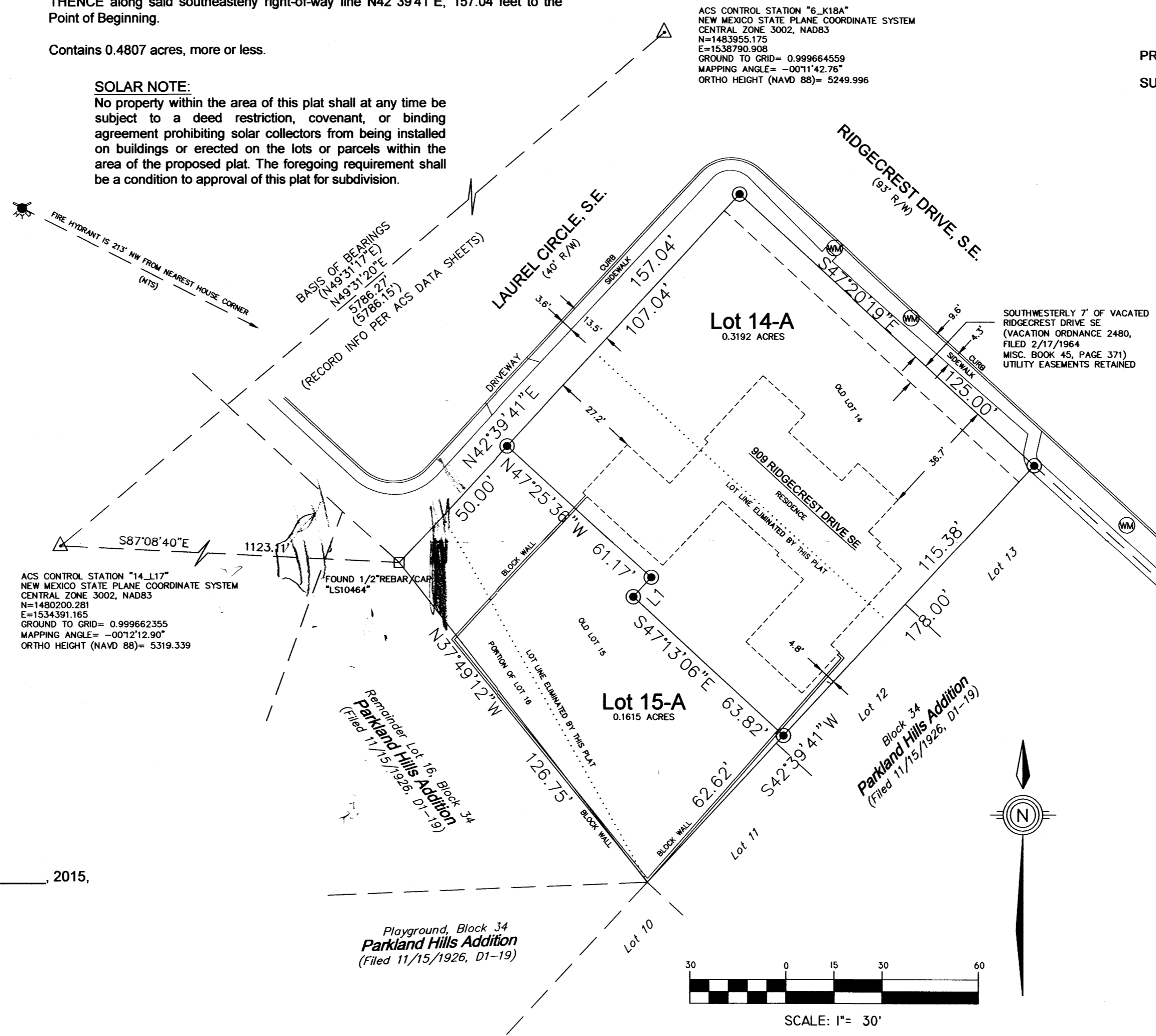
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a 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 OR NOTED ON THIS PLAT.

PROJECT: 1010352
DATE: 2-23-15 (SK)

ACS CONTROL STATION "6_K18A"
 NEW MEXICO STATE PLANE COORDINATE SYSTEM
 CENTRAL ZONE 3002, NAD83
 N=1483955.175
 E=1538790.908
 GROUND TO GRID= 0.999664559
 MAPPING ANGLE= -00°11'42.76"
 ORTHO HEIGHT (NAVD 88)= 5249.996



SKETCH PLAT AND SITE PLAN
LOTS 14-A and 15-A
BLOCK 34
PARKLAND HILLS ADDITION

BEING A REPLAT OF LOTS 14 and 15
 and a PORTION OF LOT 16, all in BLOCK 34
 PARKLAND HILLS ADDITION
 SITUATE WITHIN
 THE NW/4 OF SECTION 21, T. 10 N., R. 3 E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015

PROJECT NUMBER: _____
 SUBDIVISION APPLICATION NUMBER: 15DRB-_____

SITE DATA

ZONING	R-1
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS AND TRACTS	3
NO. OF LOTS AND TRACTS CREATED	2
TOTAL AREA	0.4807 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES

- PLAT APPROVAL**
- UTILITY APPROVALS:**
- PNM ELECTRIC SERVICES
- NEW MEXICO GAS COMPANY
- QWEST CORP d/b CENTURY LINK
- COMCAST
- CITY APPROVALS:**
- CITY SURVEYOR
- ENVIRONMENT HEALTH DEPARTMENT
- TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
- ABCWUA
- PARKS AND RECREATION DEPARTMENT
- AMAFCA
- CITY ENGINEER,
- SOLID WASTE, CITY OF ALBUQUERQUE
- DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 LOTS 14, 15 AND PORTION LOT 16, BLOCK 34
 PARKLAND HILLS ADDITION
 UPC# 101705612434921006

BY: _____ DATE: _____

SHEET 1 OF 1

INFO FOR COUNTY CLERK:

OWNER: REX PAUL WILSON
 LOTS 14, 15 AND PORTION LOT 16, BLOCK 34
 PARKLAND HILLS ADDITION
 IN THE NW/4 S.21, T.10N, R.3E
 UPC# 101705612434921006

MONUMENT LEGEND

□	FOUND MONUMENT AS NOTED
●	SET #5 REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"
△	FOUND ACS CONTROL STATION

SKETCH MAP AND SITE PLAN
 LOTS 14-A AND 15-A, BLOCK 34
 PARKLAND HILLS ADDITION

DWG PATH: XXX
 CR5: XXX
 DATE: 01/23/2015
 SCALE: 1" = 30'
 CREW: TCY, LRC,CFS
 DRAWN: TWP
 JOB NO.: N822-01-625

Community Sciences Corporation
 LAND SURVEYING & LAND PLANNING
 P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000

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PROJECT: 1010352
DATE: 2-4-15 (PLAT)

ACS CONTROL STATION "6_K18A"
 NEW MEXICO STATE PLANE COORDINATE SYSTEM
 CENTRAL ZONE 3002, NAD83
 N=1483955.175
 E=1538790.908
 GROUND TO GRID= 0.999664599
 MAPPING ANGLE= -0°11'42.76"
 ORTHO HEIGHT (NAVD 88)= 5249.996

**PLAT OF
 LOTS 14-A and 15-A
 BLOCK 34
 PARKLAND HILLS ADDITION**

BEING A REPLAT OF LOTS 14 and 15 and a PORTION OF LOT 16, all in BLOCK 34 PARKLAND HILLS ADDITION SITUATE WITHIN THE NW/4 OF SECTION 21, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2015

PROJECT NUMBER: 1010352
 SUBDIVISION APPLICATION NUMBER: 15DRB-70030

SITE DATA

ZONING	R-1
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS AND TRACTS	3
NO. OF LOTS AND TRACTS CREATED	2
TOTAL AREA	0.4807 ACRES
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PLAT APPROVAL

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

NEW MEXICO GAS COMPANY

QWEST CORP d/b CENTURY LINK

COMCAST

CITY APPROVALS:

Steven M. Rainbow et al. 2/16/15
 CITY SURVEYOR

ENVIRONMENT HEALTH DEPARTMENT

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

ABCWUA

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER,

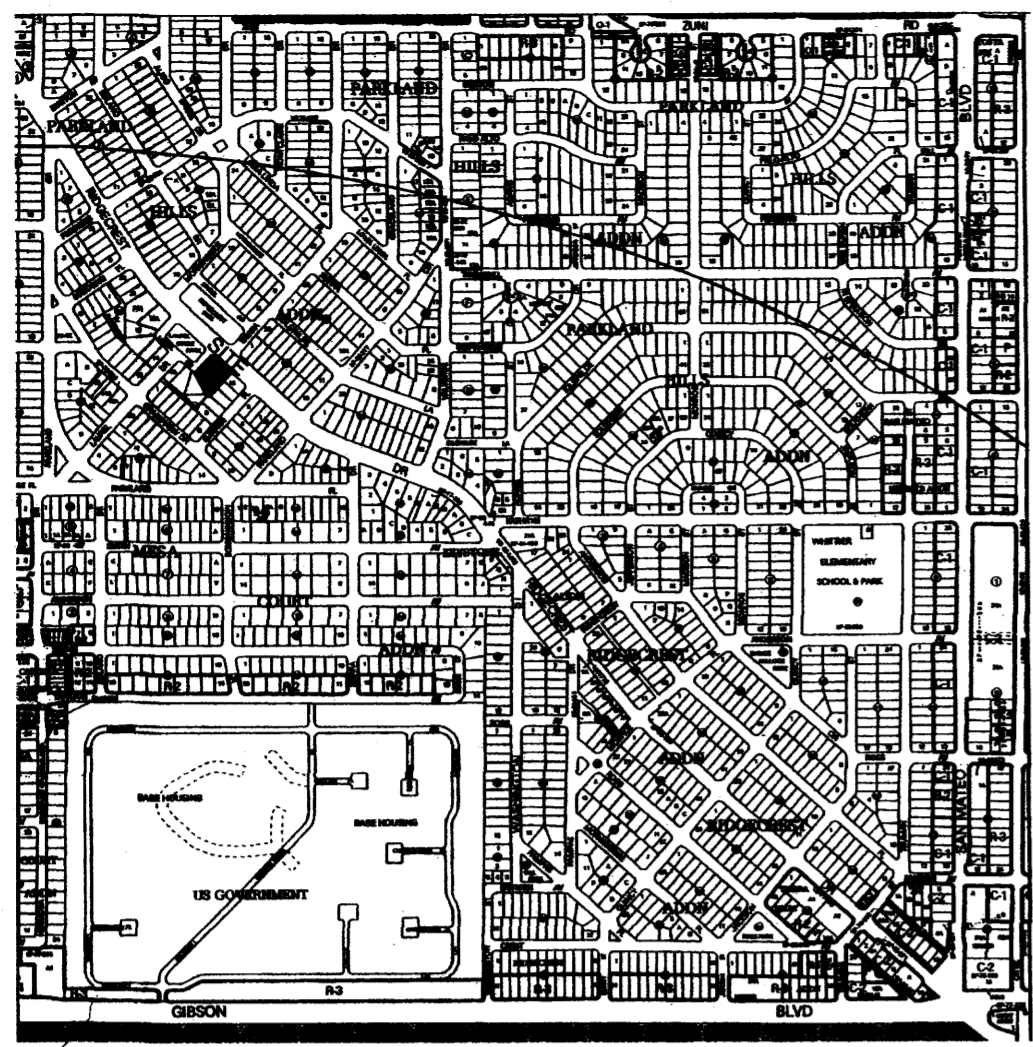
SOLID WASTE, CITY OF ALBUQUERQUE

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: LOTS 14, 15 AND PORTION LOT 16, BLOCK 34 PARKLAND HILLS ADDITION UPC# 101705612434921006

BY: _____ DATE: _____



**VICINITY MAP
 NOT TO SCALE**

ZONE ATLAS PAGE
 L-17-Z

NOTES:

- The purpose of this plat is to consolidate Lots 14, 15 and a portion of Lot 16 into two new lots.
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- Documents used:
 - Amended and Supplemental Plat of Parkland Hills Addition, recorded 11/15/1926 in Plat Book D1, Page 19. Record dimensions in () per this plat. Bearings on this plat are either illegible or non-existent.
 - Warranty Deed recorded 10/15/2007 as Doc. # 2007144773. Record dimensions in [] per this deed.
 - Warranty Deed recorded 3/21/1963 in Book D685, Page 509 referencing portion of Lot 16 prior to 1973 Subdivision Ordinance.
- All easements of record 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.

Rex Paul Wilson
 Rex Paul Wilson - Owner

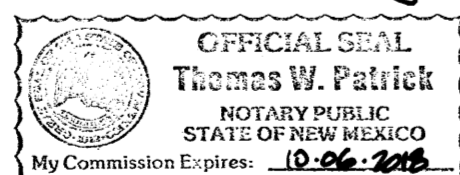
ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
 COUNTY OF SANDOVAL }

The foregoing instrument was acknowledged before me this 16th day of February, 2015, by Rex Paul Wilson.

Thomas W. Patrick
 Notary Public

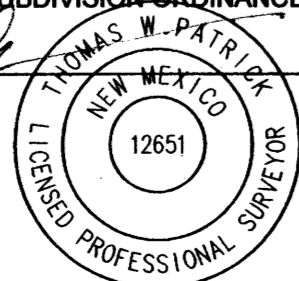
My Commission Expires: 10/06/18



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,
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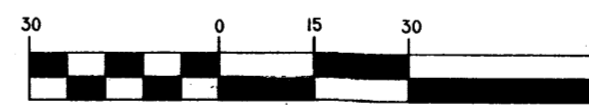
2-16-2015
 DATE

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SHEET 1 OF 1

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DRAWN:	TWP
JOB NO.:	N822-01-625

Community Sciences Corporation
 LAND SURVEYING & LAND PLANNING
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