

Vicinity Map Zone Atlas H-14-Z

N.T.S.

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Documents

1. PLAT OF RECORD, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 5, 1923 IN BOOK C2, PAGE 39.
2. PLAT OF LOS TOMASES COMPOUND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 5, 1923 IN BOOK C2, PAGE 39.

Free Consent

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. I/WE DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Carla Hatton 1-4-16
Carla Hatton

Richard E. Hatton 1-4-16
Richard Hatton

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4th of January, 2016
BY: Richard & Carla Hatton, Husband and Wife

By: Chad
NOTARY PUBLIC

MY COMMISSION EXPIRES 10th of June 2018

Indexing Information

Section 8, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Glenhaven Addition
UPC #10140593214511713 (Lots 5 & 6)
UPC #101405931245311714 (Lots 7 & 8)
UPC #101405931144011708 (Lots 33 & 34)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Subdivision Data

GROSS ACREAGE..... 0.5205 ACRES
ZONE ATLAS PAGE NO..... H-14-Z
NUMBER OF EXISTING LOTS..... 6
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 0.00 MILES
MILES OF HALF-WIDTH STREETS..... 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.00 ACRES
DATE OF SURVEY..... NOVEMBER 2015

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999681864.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7), EIGHT (8), THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK NUMBERED TWO (2), GLENHAVEN ADDITION, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 5, 1923, IN VOLUME C2, FOLIO 39.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CORDOVA AVENUE NW, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "SMW-8" BEARS N 46°53'23" W, A DISTANCE OF 1900.98 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT-OF-WAY, S 80°53'10" E, A DISTANCE OF 185.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF 4TH STREET NW, REFERENCED BY PK NAIL WITH TAG "LS 14271" SET 7.00', N 09°08'29" E OF CORNER;

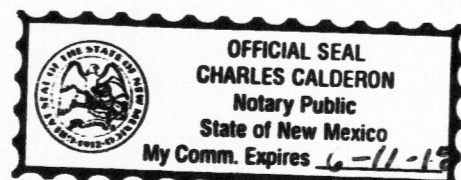
THENCE, COINCIDING SAID RIGHT-OF-WAY, S 09°08'29" W, A DISTANCE OF 79.12 FEET TO AN ANGLE POINT, REFERENCED BY A CHISELED "X" FOUND 1.16 FEET S 09°08'29" W FROM CORNER;

THENCE, N 80°46'55" W, A DISTANCE OF 134.98 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 09°07'42" W, A DISTANCE OF 161.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PHOENIX AVENUE NW, MARKED BY A PROPERTY CORNER WITH STEEL CAP;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 80°49'48" W, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 09°07'42" W, A DISTANCE OF 240.13 FEET TO THE POINT OF BEGINNING CONTAINING 0.5205 ACRES (22,671 SQ. FT.) MORE OR LESS.



Plat for
Lot 5-A, Block 2,
Glenhaven Addition
Being Comprised of
Lot 5-8, 33 & 34, Block 2
Glenhaven Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2016

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.

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Cable One

City Approvals:

Soren T. Rinckhoff P.S. 1/5/16
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Real Property Division

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 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 Plotner Jr. 1/4/16
N.M.R.P.S. No. 14271 Date

CARTESIAN SURVEYS INC.

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



**Plat for
Lot 5-A, Block 2,
Glenhaven Addition
Being Comprised of
Lot 5-8, 33 & 34, Block 2
Glenhaven Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2016**

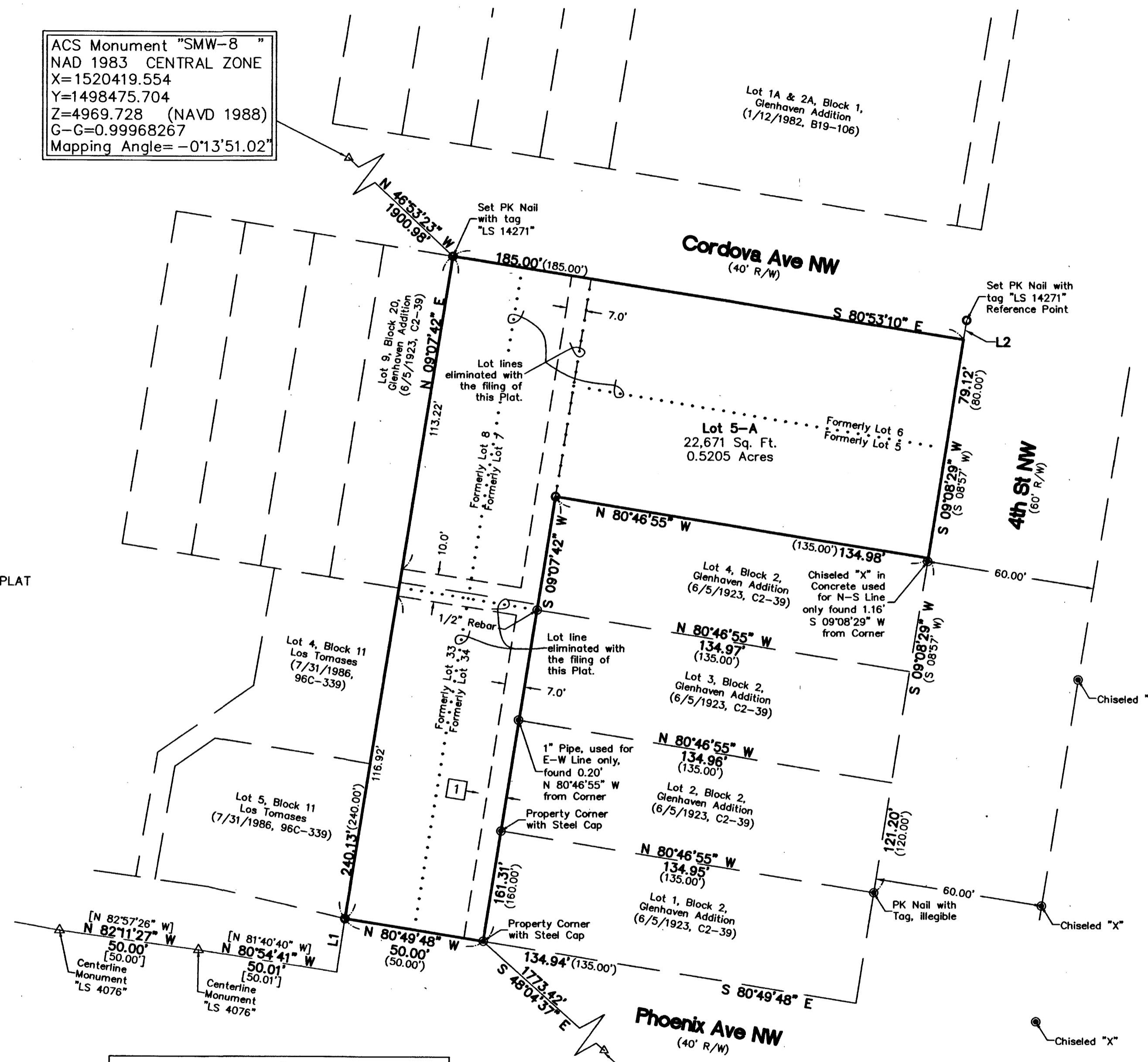
ACS Monument "SMW-8"
NAD 1983 CENTRAL ZONE
X=1520419.554
Y=1498475.704
Z=4969.728 (NAVD 1988)
G-G=0.99968267
Mapping Angle=-0°13'51.02"

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (6/5/1923, C2-39)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (7/31/1986, 96C-339)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" UNLESS OTHERWISE NOTED
△	FOUND MONUMENT AS INDICATED

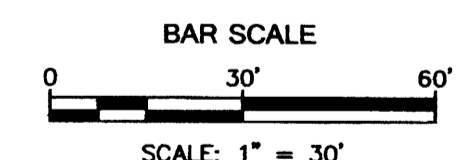
Easement Notes

- 1 P.U.E. GRANTED WITH THE FILING OF THIS PLAT



Line #	Direction	Length
L1	S 08°50'01" W [S 08°19'20" W]	19.39' [19.39']
L2	N 09°08'29" E	7.00'

ACS Monument "A_438"
NAD 1983 CENTRAL ZONE
X=1523137.246
Y=1495747.494
Z=4975.35 (NAVD 1988)
G-G=0.999681662
Mapping Angle=-0°13'31.98"



Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Site Sketch for
Lot 5-A, Block 2,
Glenhaven Addition
Being Comprised of
Lot 5-8, 33 & 34, Block 2
Glenhaven Addition
City of Albuquerque
Bernalillo County, New Mexico
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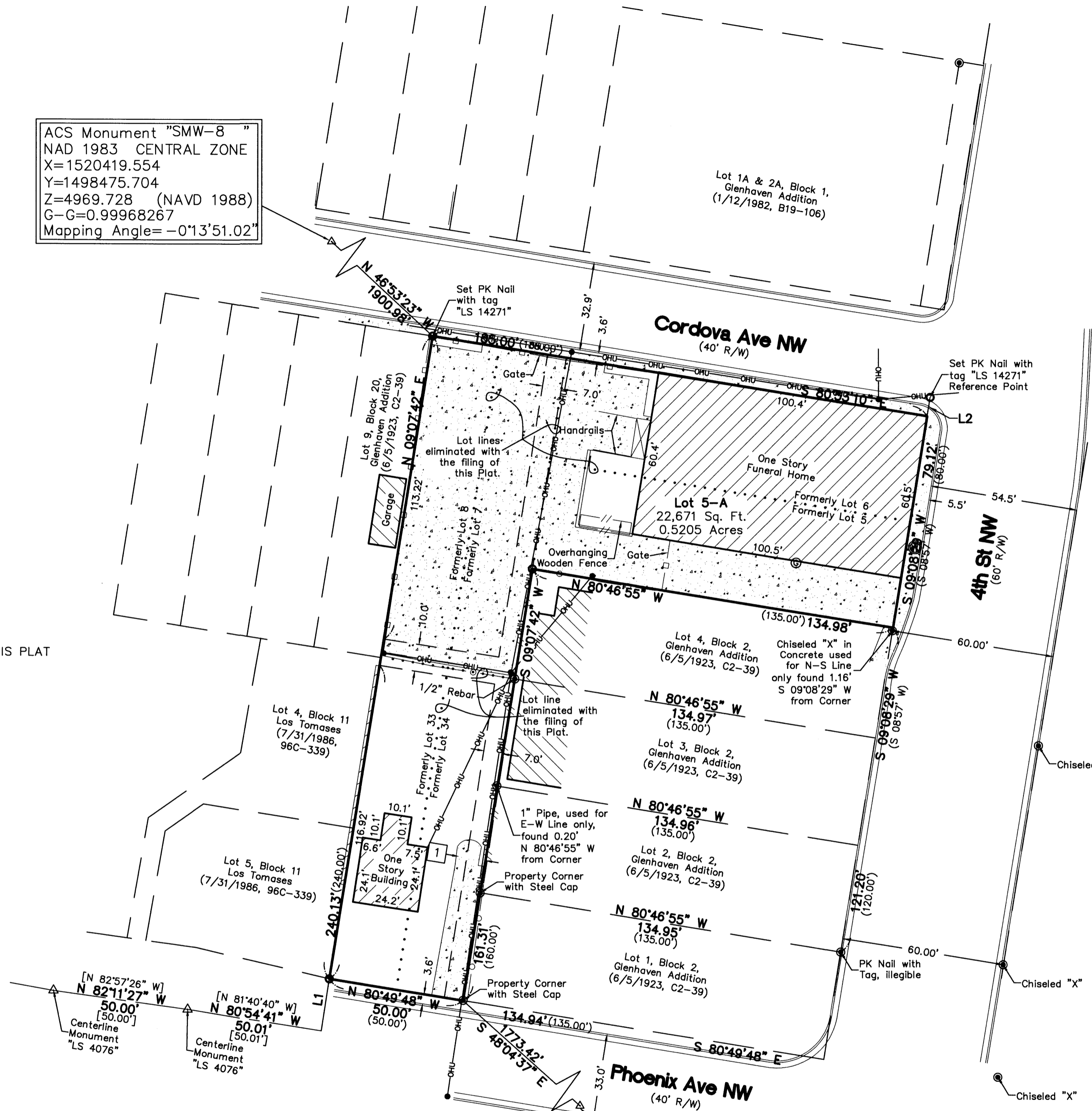
Lot 1A & 2A, Block 1,
Glenhaven Addition
(1/12/1982, B19-106)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (6/5/1923, C2-39)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (7/31/1986, 96C-339)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (1/12/1982, B19-106)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" UNLESS OTHERWISE NOTED
△	FOUND MONUMENT AS INDICATED
▭	COVERED AREA
▨	CONCRETE
—//—	WOOD FENCE
—x—	WIRE FENCE
—□—	METAL FENCE
▨▨▨▨	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	GAS METER

Easement Notes

1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT



Line Table

Line #	Direction	Length
L1	S 08°50'01" W [S 08°19'20" W]	19.39' [19.39']
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