

**VICINITY MAP** ZONE ATLAS MAP  
NOT TO SCALE K-16-Z

**PURPOSE OF PLAT:**  
The purpose of this plat is to consolidate two existing lots into one new lot.

**FREE CONSENT**  
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof and said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted.

by: Mark E. Owen, Trustee, Owen Revocable Trust Date \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF NEW MEXICO ) SS  
COUNTY OF \_\_\_\_\_ )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
BY: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

- NOTES:**
- The basis of bearings is the line between ACS Control Station 6\_K17 and the southeast corner of Lot 12, Block 9, Granada Heights Addition as measured with the Trimble VRS Now GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.
  - Bearings and distances shown in ( ) are per record plat of Granada Heights Addition, D1-52.
  - Documents used (on file at Bernalillo County Clerk unless noted):
    - Plat of Granada Heights Addition recorded October 14, 1925 in Vol. D1, Folio 52.
    - Warranty Deed Doc. No. 2016063696, 07/07/2016.
  - These properties are located in Zone X (outside 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map 35001C0353H, effective date 08/16/2012.
  - All easements of record are shown hereon. (There aren't any.)

**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.

**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.

**LEGAL DESCRIPTION**

Lots Eleven (11) and Twelve (12), Block Nine (9), Granada Heights Addition as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 14, 1925 in Volume D1, Folio 52.  
Contains 0.3098 acres, more or less.

PLAT OF  
**LOT 11-A, BLOCK 9**  
**GRANADA HEIGHTS ADDITION**  
**UNIT 1**  
BEING A REPLAT OF LOTS 11 and 12, BLOCK 9  
GRANADA HEIGHTS ADDITION  
SITUATE WITHIN  
SECTIONS 22 and 23, T.10N., R.3E., N.M.P.M.,  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2017

**SITE DATA**

FEMA MAP NO.	35001C0353H
ZONING	R-1
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF EXISTING TRACTS	0
NO. OF LOTS CREATED	1
NO. OF TRACTS CREATED	0
TOTAL AREA	0.3098 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: 101126  
SUBDIVISION APPLICATION NUMBER: 17023-10012

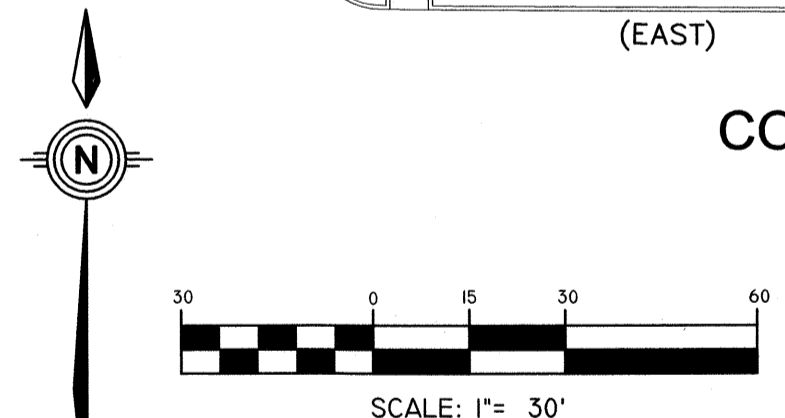
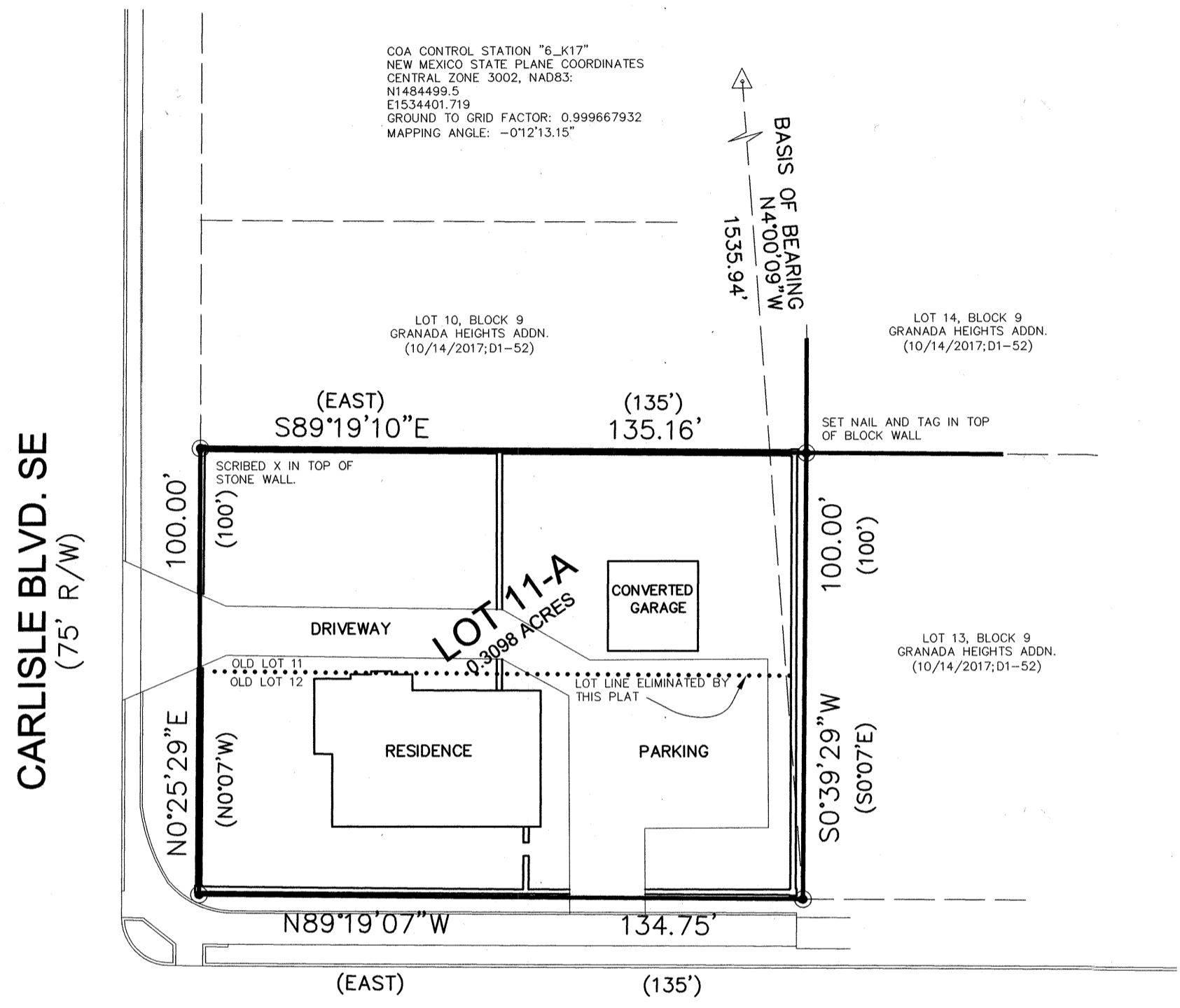
**PLAT APPROVAL**

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
COMCAST	DATE

**CITY APPROVALS:**

<u>Lois A. Richardson P.S.</u>	<u>2/7/17</u>
CITY SURVEYOR	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER,	DATE
AMAFCA	DATE
ABCWUA	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
DRB CHAIR, PLANNING DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
DRB CHAIR, PLANNING DEPARTMENT	DATE



**INFO FOR COUNTY CLERK:**  
OWNER: MARK E. OWEN, TRUSTEE  
LOTS 14, 15 AND LOTS 11 AND 12, BLOCK 9  
GRANADA HEIGHTS ADDITION IN THE NW/4  
S.22 AND 23, T10N, R3E  
UPC #01705700709931413

**MONUMENT LEGEND**

●	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED
△	ACS CONTROL STATION

**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  
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651  
DATE: 02.07.2017

**TREASURERS CERTIFICATION:**

THIS IS TO CERTIFY THAT ALL TAXES DUE AND PAYABLE HAVE BEEN PAID IN FULL FOR YEAR 2017 PURSUANT TO NEW MEXICO STATUTE 78-38-44.  
LOTS 11 and 12  
UPC #101705700709931413  
BERNALILLO COUNTY TREASURER'S OFFICE:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 1 OF 1

MINOR SUBDIVISION PLAT  
LOT 11-A, BLOCK 9  
GRANADA HEIGHTS ADDITION

BY:	
DATE:	
REVISIONS:	
DESCRIPTION:	

DWG PATH:	F:\N2017 MISC PROJECTS
PROJECT:	
DATE:	01/23/2017
SCALE:	1"=30'
CREW:	TWP, LRC
DRAWN:	TWP
JOB NO.:	N2017-003

*community sciences corporation*

LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048 SURVEYING (505)897-0000