

**VICINITY MAP** ZONE ATLAS MAP  
not to scale H-12-Z

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

**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 as shown hereon.

by: Lisbeth A. Low Owen Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

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

by: Stanley F. Low Owen Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

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

**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) 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.

**LEGAL DESCRIPTION**

Tracts 107A and 107B, MRGCD Map 35 as the same are shown and designated on the Boundary Survey Plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on December 16, 2011 in Book 2011S, Page 94.

Contains 0.2065 acres, more or less.

**NOTES:**

- The basis of bearings is the line between ACS Control Station 7\_H13 and the southeast corner of 107-B, MRGCD MAP 35 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 Boundary survey plat of tracts 107A and 107B MRGCD Map 15 filed December 16, 2001 book 2011s, page 94.
- Documents used (on file at Bernalillo County Clerk unless noted):  
a. Plat of Tracts 107A and 107B MRGCD Map 35 recorded December 16, 2011, Book 2011S, Page 94.
- These properties are located in Zone X shaded (areas with reduced flood risk due to levees) per FEMA Flood Insurance Rate Map 35001C0331H, effective date 08/16/2012.
- All easements of record are shown hereon.

**PLAT OF  
LOT 107-A-1  
MRGCD MAP 35**

BEING A REPLAT OF TRACTS 107A AND 107B  
MRGCD MAP 35  
SITUATE WITHIN  
PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.,  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2017

**SITE DATA**

FEMA MAP NO.	35001C0331H
ZONING	SU-2/LD RA-2
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	0
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	1
TOTAL AREA	0.2065 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: \_\_\_\_\_

SUBDIVISION APPLICATION NUMBER: \_\_\_\_\_

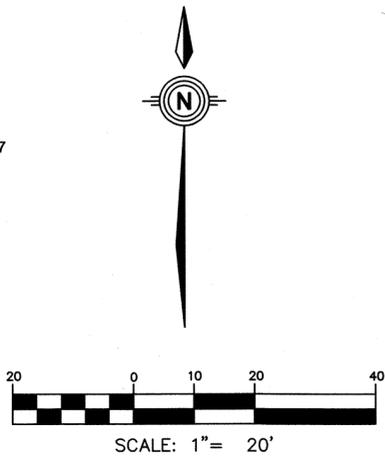
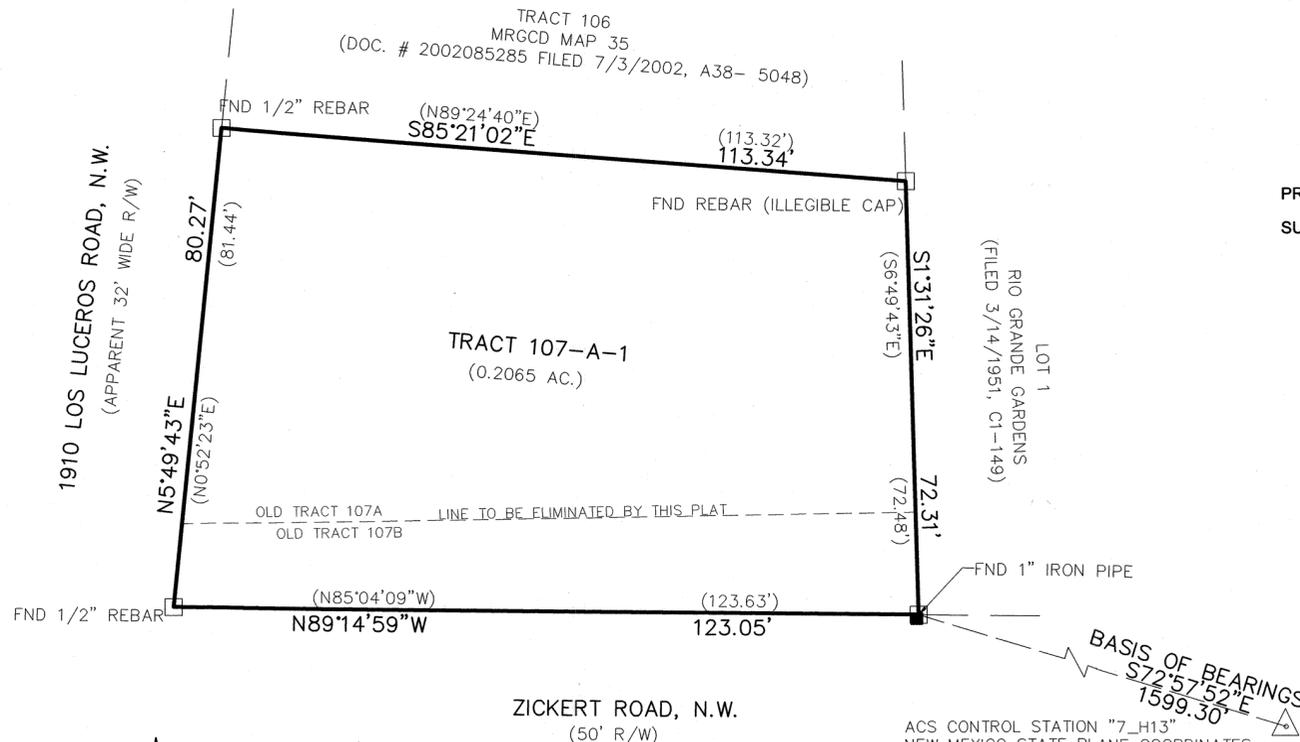
**PLAT APPROVAL**

**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>John W. Rinkhaver P.S.</u>	<u>3/7/17</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



**MONUMENT LEGEND**

	FOUND MONUMENT AS NOTED
	ACS CONTROL STATION

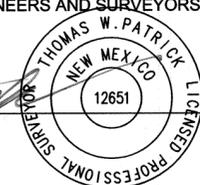
**INFO FOR COUNTY CLERK:**

OWNER: MARK E. OWEN,  
TRACTS 107A AND 107B  
MRGCD MAP 35 S.12, T10N, R2E  
UPC # TRACT 107A 101205941936911330  
TRACT 107B 101205941936611331

**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 3.07.2017



**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.

TRACTS 107A AND 107B  
UPC # TRACT 107A 101205941936911330  
TRACT 107B 101205941936611331

BERNALILLO COUNTY TREASURER'S OFFICE:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 1 OF 1

MINOR SUBDIVISION PLAT  
LOT 107-A-1  
MRGCD MAP 35 PAUL ALLEN HOMES, INC.

DWG PATH: F:\CERTS\SUBD\MRGCD\MAP_35\TRACTS 107A-107B (PAH)
PROJECT:
DATE: 02/27/17
SCALE: 1"=20'
CREW: LRC
DRAWN: TWP/SLN
JOB NO.: N822-02-

community sciences corporation