

LEGAL DESCRIPTION

A southerly portion of Lots 18 thru 21, Block 8, Belmont Place 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 January 23, 1924, and being more particularly described as follows:

BEGINNING at the southeast corner of the property herein described and from whence Albuquerque Geodetic Reference Station 6_G15 bears S26°57'52"W, 4307.72 feet;
 RUNNING THENCE along the northerly right-of-way line of Freeman Avenue NW, N76°04'45"W, 99.71 feet;
 THENCE leaving said northerly right-of-way line, N9°01'52"E, 91.48 feet;
 THENCE S75°56'24"E, 100.00 feet to a point on the westerly right-of-way line of 6th Street NW;
 THENCE along said westerly right-of-way line S9°11'56"W, 91.21 feet to the Point of Beginning.

Contains 0.2086 acres, more or less.

NOTES:

- The basis of bearings is the line between ACS Control Station 6_G15 and the southeast corner of Lot 21, Block 8 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 Belmont Place Addition recorded January 23, 1924
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Belmont Place Addition recorded January 23, 1924
 - Warranty Deed Bk.D907, Folio 255 (11/17/1971)
- These properties are located in Zone X, areas protected by levees from 1% annual chance flood and in Zone AH (Base Flood Elev. = 4971) per FEMA Flood Insurance Rate Map 35001C0119G, effective date 09/26/2008, as shown on this plat.
- All easements of record are shown hereon.

**PLAT OF
 LOTS 1 AND 2
 LANDS OF RAPHAEL AND SYLVIA SANDOVAL**
 BEING A REPLAT OF THE SOUTHERLY 92 FEET OF LOTS 18 THRU 21
 BLOCK 8, BELMONT PLACE ADDITION
 SITUATE WITHIN
 PROJECTED SECTION 5, T.10N., R.3E., N.M.P.M.,
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2017

SITE DATA

FEMA MAP NO.	35001C0119G
ZONING	R-1
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	4
NO. OF EXISTING TRACTS	0
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
TOTAL AREA	0.2086 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: DRB 1011226
 SUBDIVISION APPLICATION NUMBER: 17DRB - 70111

PLAT APPROVAL

UTILITY APPROVALS:

<i>Fernando Vigil</i>	5-10-17
PMM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	5/9/17
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	5/9/2017
QWEST CORPORATION aka CENTURY LINK QC	DATE
<i>[Signature]</i>	5/8/17
COMCAST	DATE

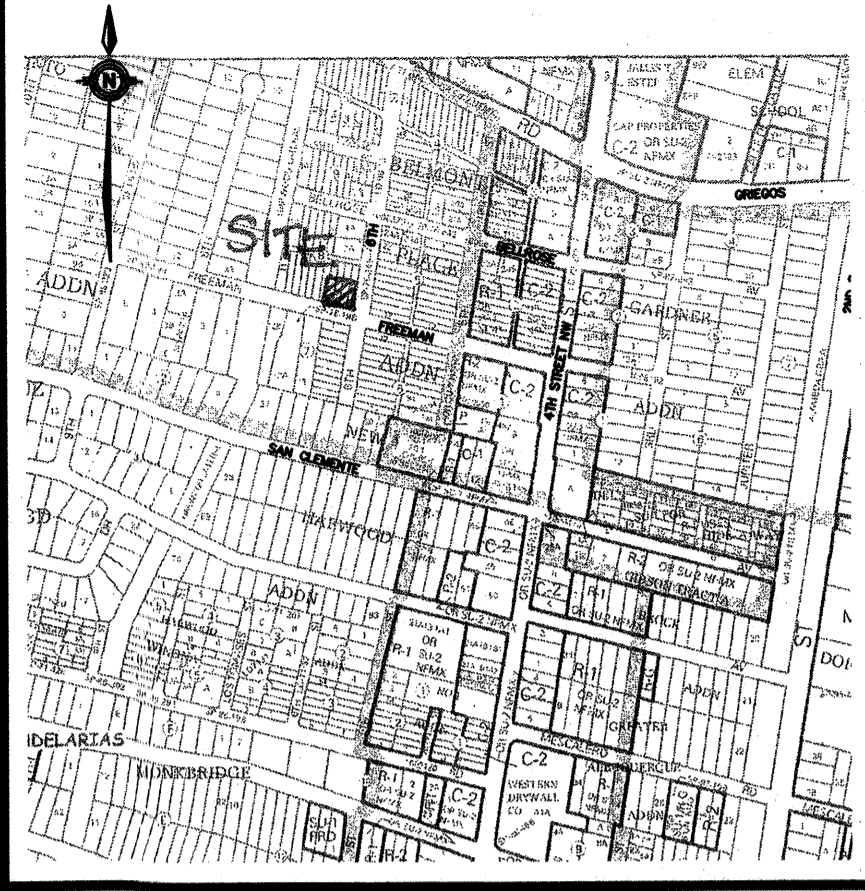
CITY APPROVALS:

<i>Leon N. Reinboer</i>	P.S. 5/8/17
CITY SURVEYOR	DATE
<i>[Signature]</i>	5/17/17
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	5/17/2017
CITY ENGINEER	DATE
<i>[Signature]</i>	5/17/17
AMAFCA	DATE
<i>[Signature]</i>	05-17-17
ABCWUA	DATE
<i>[Signature]</i>	5/17/17
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	5/19-17
DRB CHAIR, PLANNING DEPARTMENT	DATE

DOCH 2017047908
 05/19/2017 10:05 AM Page: 1 of 1
 PLAT R: \$25.00 B: 2017C P: 0060 Linda Stover, Bernalillo County

SHEET 1 OF 1

MINOR SUBDIVISION PLAT	
LOTS 1 AND 2 LANDS OF RAPHAEL AND SYLVIA SANDOVAL	
DWS PATH: PROJECT: DATE: 05/03/17 SCALE: 1"=20' CREW: TWP DRAWN: TWP JOB NO: N2017-022	community sciences corporation
LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048	SURVEYING (505)897-0000



VICINITY MAP ZONE ATLAS MAP
 not to scale G-14-Z

PURPOSE OF PLAT:
 The purpose of this plat is to consolidate portions of four existing lots into two new lots.

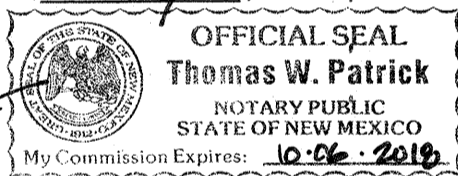
FREE CONSENT

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. 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: *Raphael Sandoval* 5-08-2017
 Raphael Sandoval Date

ACKNOWLEDGEMENT

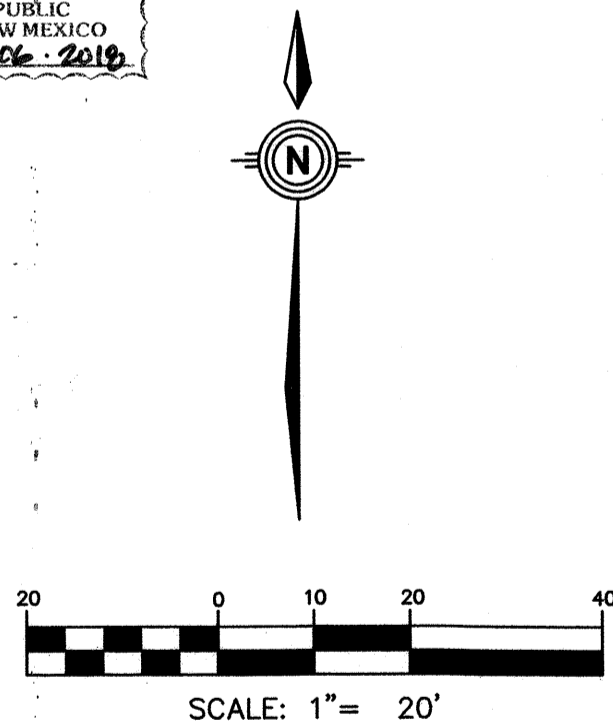
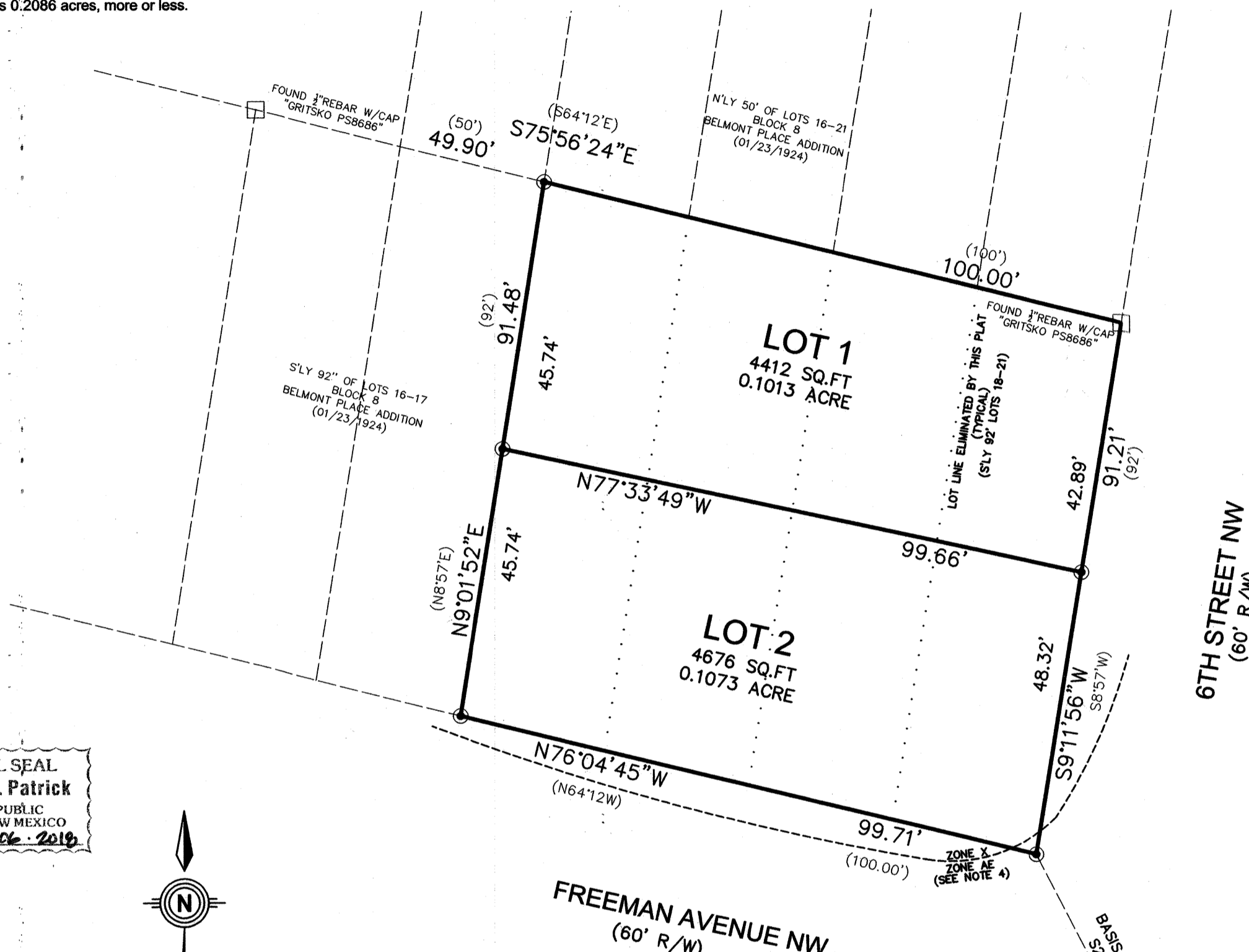
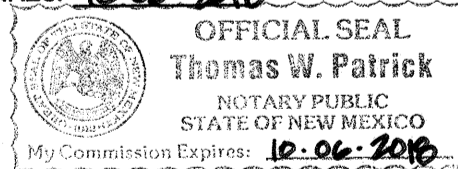
STATE OF NEW MEXICO)
 COUNTY OF Bernalillo) SS
 ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2017
 BY: *Raphael Sandoval*
 NOTARY PUBLIC: *Thomas W. Patrick*
 MY COMMISSION EXPIRES: 10-06-2018



by: *Sylvia Sandoval* 5/8/17
 Sylvia Sandoval Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF Bernalillo) SS
 ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2017
 BY: *Sylvia Sandoval*
 NOTARY PUBLIC: *Thomas W. Patrick*
 MY COMMISSION EXPIRES: 10-06-2018



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

AGRS 6_G15
 NEW MEXICO STATE PLANE COORDINATES
 CENTRAL ZONE, NAD83:
 N1498622.035
 E1524070.574
 GROUND TO GRID FACTOR= 0.99968126
 MAPPING ANGLE= -01'32.75"
 ORTHO. HEIGHT= 4978.419

INFO FOR COUNTY CLERK:

OWNER: RAPHAEL AND SYLVIA SANDOVAL
 SOUTHERLY 92' OF LOTS 18 THRU 21, BLOCK 8
 BELMONT PLACE ADDITION
 PROJ. S.5, T10N, R3E
 TOWN OF ALBUQUERQUE GRANT
 UPC # 101406033745511804

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 78-38-44.1

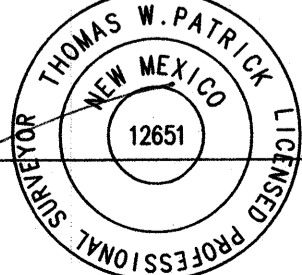
SOUTHERLY 92 FT OF LOTS 18 THRU 21, BLOCK 8
 BELMONT PLACE ADDITION
 UPC # 101406033745511804

BERNALILLO COUNTY TREASURER'S OFFICE:
 BY: *[Signature]* DATE: 5/19/17

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: 5-08-2017



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.