



**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 AND DEDICATION**

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 Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF \_\_\_\_\_ ) SS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BY: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

by: Sylvia Sandoval Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF \_\_\_\_\_ ) SS  
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**

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):  
a. Plat of Belmont Place Addition recorded January 23, 1924  
b. 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 per FEMA Flood Insurance Rate Map 35001C0119G, effective date 09/26/2008, as shown on this plat.
- All easements of record are shown hereon.

**SKETCH PLAT**  
**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  
APRIL, 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: \_\_\_\_\_

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

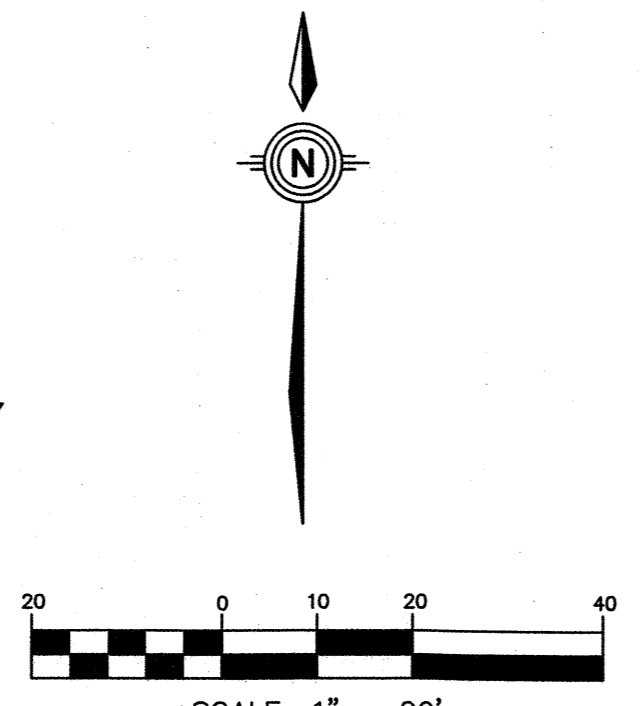
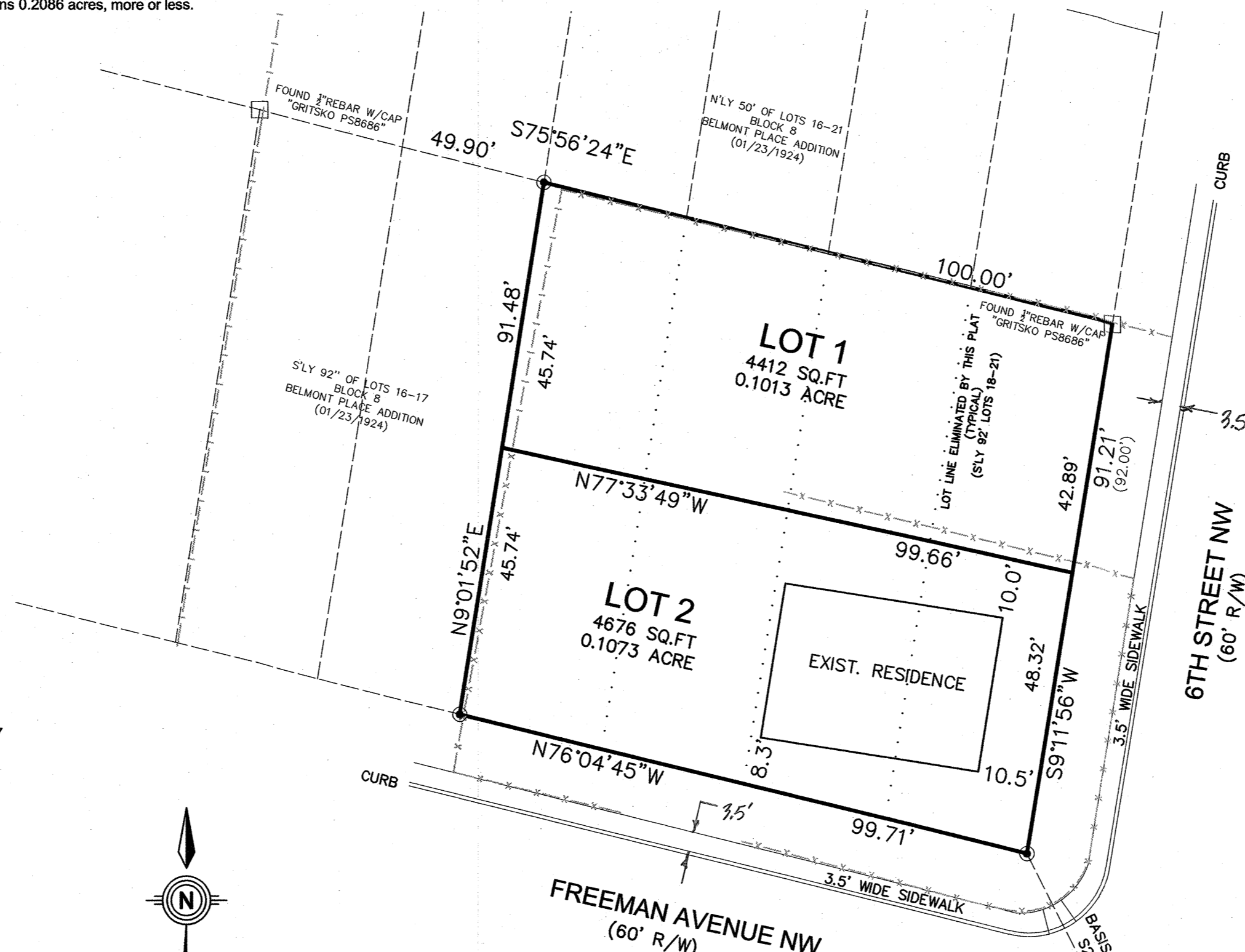
**PLAT APPROVAL**

**UTILITY APPROVALS:**

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

**CITY APPROVALS:**

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
- 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= -0°13'25.75"  
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: \_\_\_\_\_ DATE: \_\_\_\_\_

**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: 4-18-2017

**MINOR SUBDIVISION PLAT**  
**LOTS 1 AND 2**  
**LANDS OF RAPHAEL AND SYLVIA SANDOVAL**

DWG PATH: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
DATE: 04/18/17  
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