

PLAT OF
LOT 17-A-1
DORA A. WILLIAMS FIRST ADDITION
 (A REPLAT OF LOTS 16-B, 17-A & THE SOUTH 1/2 OF LOT 17-B)
 WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2017

PURPOSE

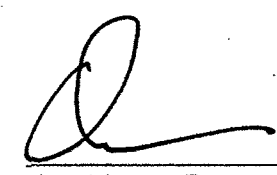
The purpose of this plat is to combine 3 existing lots into one lot as shown hereon. The lots shown hereon currently are developed and there are no development plans intended with the granting of this plat.


GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record values that vary from measured are shown in parenthesis.
- 2) Unless otherwise indicated, all property corners are monumented by a set No. 5 rebar with cap stamped NMRLS 7923.
- 3) Total gross acreage = 0.2865 acre.
- 4) Existing Lots = 3. Proposed Lot = 1.
- 5) There are no new publicly dedicated street rights of way granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) Pre 1973 division of Lot 17-B as shown hereon by Deed filed June 25, 1958 in Vol. D430, folio 353.
- 8) Title Binder prepared for this property by Fidelity Title. Effective date June 5, 2017. Commitment No. SP000024088. No Title Search was performed by Surveyor.
- 9) Five foot (5') Building Maintenance Easement granted by this plat to benefit owners, heirs & assigns of North 1/2 Lot 17-B for the purposes of building maintenance access.
- 10) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.


 dated: 10/12/17
 New Mexico Registered Land Surveyor No. 7923

 CHRISTOPHER J. DEHLER P.L.S.
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Job No. 293517

Sheet 2 of 2

