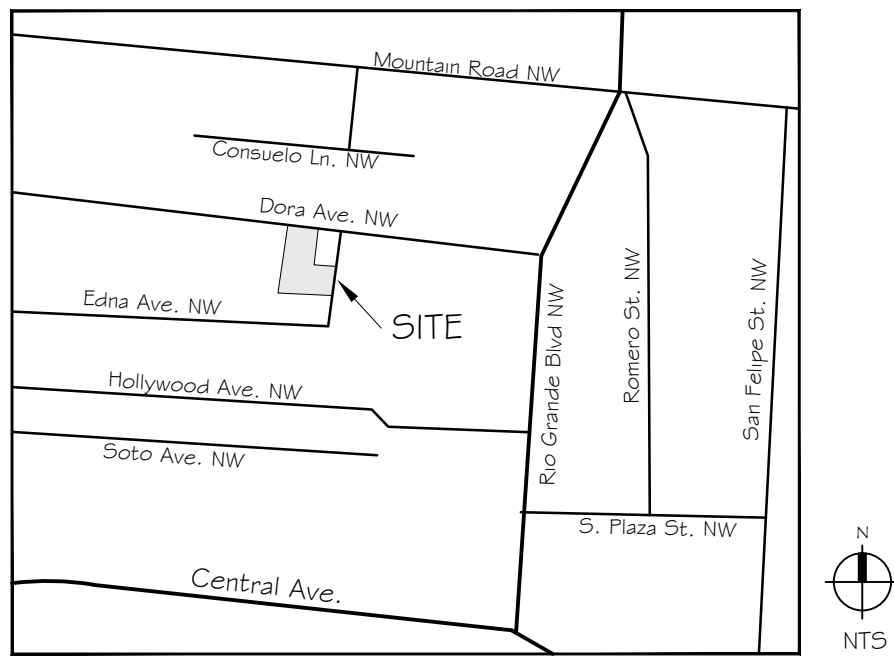


PLAT OF
LOT 17-A-1
DORA A. WILLIAMS FIRST ADDITION

(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



VICINITY MAP Zone Atlas Page J-13-Z

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.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

 Mania Moya, Personal Representative of the Estate of Manie Adele Martinez (deceased) and Robert N. Martinez (deceased) Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Maria Moya on the _____ day of _____, 2017.

 Notary Public

Project Number 1011314

Application Number _____

LEGAL DESCRIPTION

Lots numbered Sixteen-B (16-B), Seventeen-A (17-A) and the South 1/2 of Lot Seventeen-B (17-B) of DORA A. WILLIAMS FIRST ADDITION, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 12, 1941 in Plat Book C, Page 44.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101305804437022432
 Lot 16B Dora A. Williams First Addn.

This is to certify that taxes are current and paid on UPC# 101305804936922431
 Lot 17A Dora A. Williams First Addn.

This is to certify that taxes are current and paid on UPC# 101305805236522430
 S 1/2 Lot 17B Dora A. Williams First Addn.

Property owner(s) of record Mania Moya, Personal Representative of the Estate of Manie Adele Martinez (deceased) and Robert N. Martinez (deceased)

County Treasurer _____ Date

PLAT APPROVAL

City Approvals:

 DRB Chairperson, Planning Department Date

 Real Property Division Date

 Environmental Health Date

 Traffic Engineering, Transportation Division Date

 ABCWUA Date

 Parks and Recreation Department Date

 City Engineer Date

 A.M.A.F.C.A. Date

 City Surveyor Date

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: _____
 New Mexico Registered Land Surveyor No. 7923

Job No. 293517



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW Albuquerque, NM 87107 Ph: 414-8223 dehlersurveying@q.com