

PLAT OF  
**LOT C-1**  
**NETHERWOOD PARK ADDITION**  
 ( A REPLAT OF LOT C AND THE WEST 20' OF LOT B, NETHERWOOD PARK ADDITION )  
 SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2017

**PURPOSE**

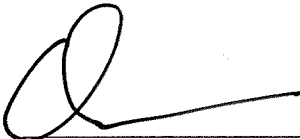
The purpose of this plat is to create 1 lot from 2 existing lots and to vacate easements as shown hereon.

**GENERAL NOTES**

- 1) Bearings shown hereon are New Mexico State Plane Gnd 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 monument by a set No. 5 rebar with cap stamped MARLS 7923.
- 3) Total gross acreage = 0.2542 acre.
- 4) Existing Lots = 2. 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) Title Binder prepared for this property by Fidelity Title. Effective date September 6, 2017. Commitment No. 5011635-2272187-AL01. No Title Search was performed by Surveyor.
- 8) 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.
- 9) ABCWUA Account No. 6094649560 is currently in place for this property.

**SURVEYOR'S CERTIFICATION**

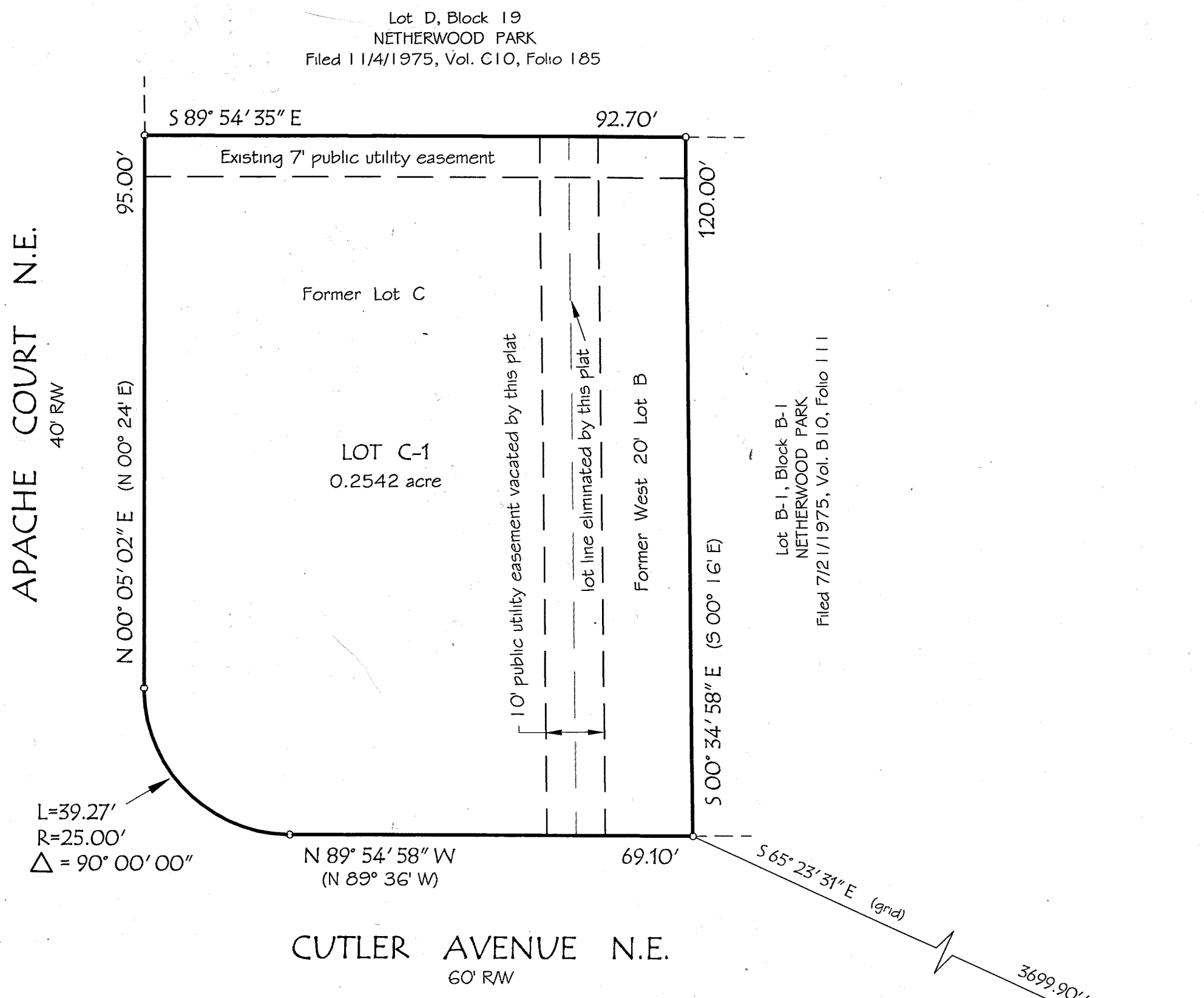
I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional 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: 11/14/2017  
 New Mexico Registered Land Surveyor No. 7923

Job No. 290417 P



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Lot D, Block 19  
 NETHERWOOD PARK  
 Filed 11/4/1975, Vol. C10, Folio 185

Lot B-1, Block B-1  
 NETHERWOOD PARK  
 Filed 7/21/1975, Vol. B10, Folio 111

City of Albuquerque  
 Control Monument 12\_116  
 New Mexico State Plane  
 Central Zone  
 N 1,492,190.324 (US Survey Feet)  
 E 1,534,440.644 (US Survey Feet)  
 mapping angle = -00° 12' 13.45"  
 ground to gnd factor = 0.999669892  
 NAD1983  
 Elev. = 5160.901 (US Survey Feet)  
 NAVD1988

