

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 and do hereby dedicate right-of-way to the City of Albuquerque in fee simple with warranty covenants and grant an irrigation easement.

by _____ Date _____
Mario Baldonado

ACKNOWLEDGEMENT
State of New Mexico)
County of _____) SS
Acknowledged before me this _____ day of _____, 2018 by
Mario Baldonado

Notary Public _____
My Commission Expires: _____

by _____ Date _____
Shannon Baldonado

ACKNOWLEDGEMENT
State of New Mexico)
County of _____) SS
Acknowledged before me this _____ day of _____, 2018 by
Shannon Baldonado
Notary Public _____
My Commission Expires: _____

PLAT OF
Tract 196-A-2-B-3-A-1
M.R.G.C.D. Map 35
BEING A REPLAT OF TRACTS 196A-2-B-3-A AND 196A-2-B-3-B,
M.R.G.C.D. MAP NO 35.
SITUATE WITHIN
PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2018

SITE DATA:

FEMA Map Number	35001C0119-G
Zoning	SU-2 LD RA-2
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	0
No. of Existing Tracts	2
No. of Lots Created	0
No. of Tracts Created	1
Total Area	0.7172 acres
Acreage of Dedicated Right-of-Way	0.0116 acres

Project Number: _____
Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date

CITY APPROVALS

City Surveyor	date
Parks & Recreation Department	date
City Engineer/Hydrology	date
AMAFCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
Code Enforcement	date
DRB Chair, Planning Department	date

VICINITY MAP ZONE ATLAS MAP
not to scale H-12-Z

LEGAL DESCRIPTION
Tracts of land known as Tract 196a-2-b-3-a and Tract 196a-2-b-3-b, Middle Rio Grande Conservancy District (MRGCD) Map Numbered Thirty-five (35) as the same is described on the Plat and Survey by D.T. Morrison, February 1952 of the Land of Bernardino Garcia, (All of Tracts no 196a-2-b-1, 196a-2-b-2, 196a-2-b-3-a, 196a-2-b-3-b, and 196b-1-b, MRGCD Map 35) records of the Middle Rio Grande Conservancy District, Document No 035-0218 and being more particularly described as follows:

BEGINNING at point on the Southerly Right-Of-Way of Los Duranes Road, N.W and the Northwest corner of the property herein described and from whence Albuquerque Geodetic Reference Station 7-H13 bears N76°37'44"E, 2588.98 feet;
RUNNING THENCE along the Southerly Right-Of-Way line of Los Duranes Road N.W. N86°28'44"E, 85.77 feet;
THENCE continuing along said Southerly Right-Of-Way line, N86°54'27"E, 85.78 feet to the Northeast corner and the Northwest corner of Lot A, Lands of Arthur Naranjo;
THENCE departing the Los Duranes Road N.W. Right-Of-Way, S15°44'52"E, 241.35 feet to a the Southeast corner and Northeast Corner of Tract 196a-2-b-2;
THENCE N63°36'16"W, 80.25 feet to a point being the Northwest corner of Tract 196a-2-b-2 and the Northeast corner of Tract 196a-2-b-1;
THENCE N63°49'37"W, 80.12 feet to the Southwest corner and a point along the Easterly property line of Tract 196a-2-a-2;
THENCE N14°06'05"E, 156.08 feet to the Point of Beginning.

Contains 0.7204 acres, more or less.

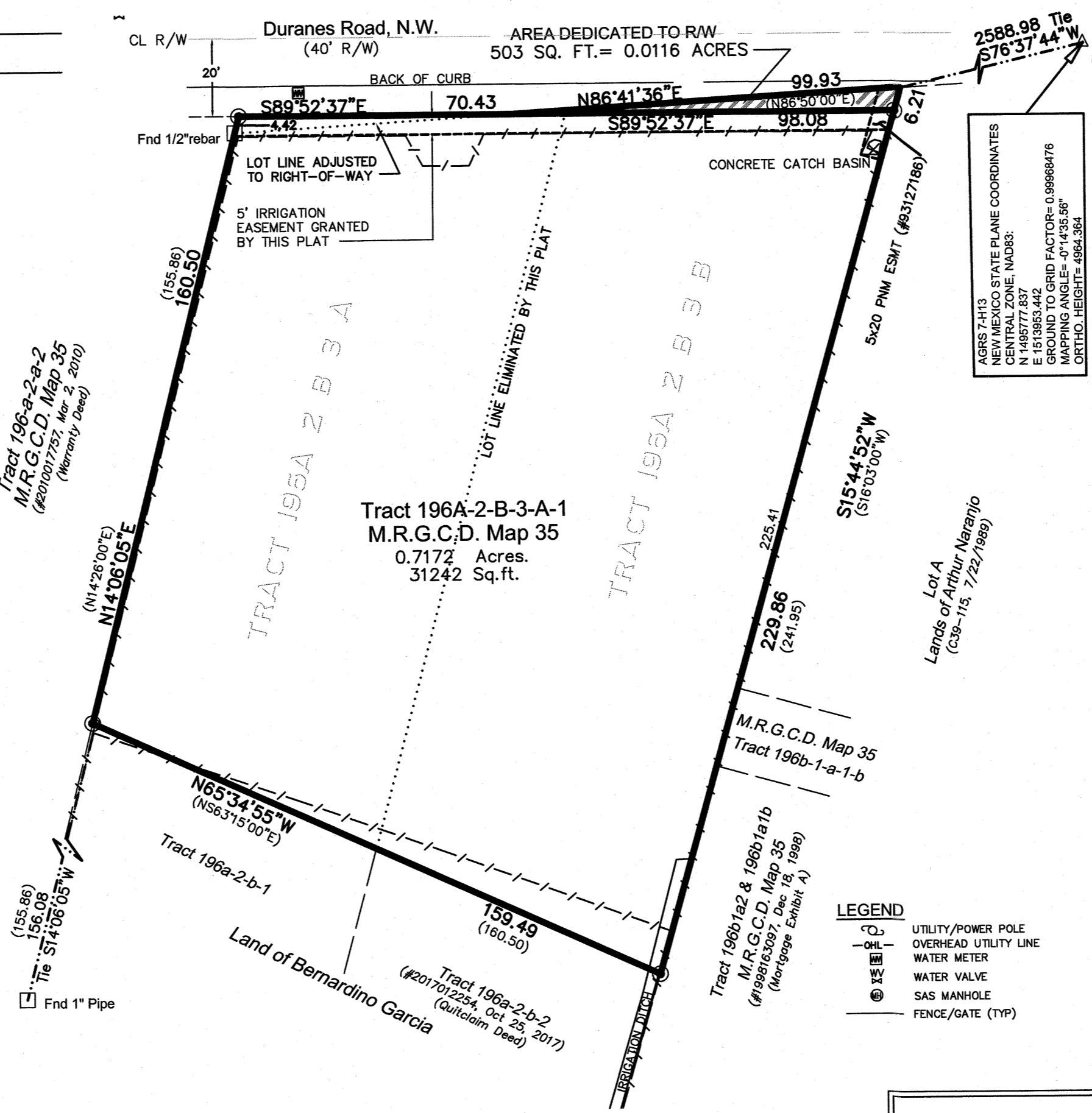
- NOTES:**
- The purpose of this plat is to combine Tracts 196a-2-b-3-a & 196a-2-b-3-b into one new tract, to grant an irrigation easement, and to dedicate right-of-way to the City of Albuquerque.
 - The basis of bearings is the line between ACS Control Station 7-H13 and the northeast corner of Tract 196a-2-b-3-b, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
 - Bearings and distances shown in () are per M.R.G.C.D. Document No 035-0218, Lands of Bernardino Garcia & Quitclaim Deed recorded in Bernalillo County, New Mexico, October 15, 2017 as Document No. 217102253
 - Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat and Survey of M.R.G.C.D. Document No. 035-0218, Lands of Bernardino Garcia,
 - Quitclaim Deed for M.R.G.C.D. Map 35, Tract 196a-2-b-3-b, Recorded October 25, 2017, as Document No. 2017102253
 - These properties are located in Zone X Shaded, Areas protected by levees from 1% annual chance flood per FEMA Flood Insurance Rate Map 35001C0331-H, effective date 08/16/2012.
 - All easements of record are shown hereon.

TREASURER'S 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

MRGCD Map 35, Tract 196a-2-b-3-a & 196a-2-b-3-b
2903 Floral Road, NW, Albuquerque NM 87104
UPC #: Tract 196a-2-b-3-a: 101205931224441012;
Tract 196a-2-b-3-b: 101205931924441011
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
12651
Date: 3.10.2018
Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



AGRS 7-H13 STATE PLANE COORDINATES
CENTRAL ZONE, NAD83:
N 1495777.837
E 1513953.442
GROUND TO GRID FACTOR= 0.99968476
MAPPING ANGLE= -0°14'35.56"
ORTHO. HEIGHT= 4964.364

LEGEND

- UTILITY/POWER POLE
- OVERHEAD UTILITY LINE
- WATER METER
- WATER VALVE
- SAS MANHOLE
- FENCE/GATE (TYP)

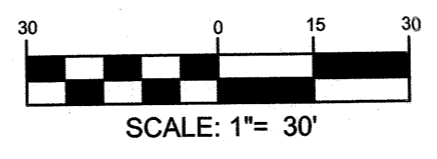
MONUMENT LEGEND

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

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.

INFO FOR COUNTY CLERK:
Owners: Mario and Shannon Baldonado
PROPERTY: MRGCD Map 35, Tract 196a-2-b-3-a & 196a-2-b-3-b
2903 Floral Road, NW, Albuquerque NM 87104
UPC # Tract 196a-2-b-3-a: 101205931224441012
Tract 196a-2-b-3-b: 101205931924441011



FINAL PLAT
Tract 196A-2-B-3-A-1
M.R.G.C.D. Map 35

DATE	3/20/2018
SCALE	1"=30'
CREW	LRC
DRAWN	DKS
JOB NO.	N2018-005

DWG PATH: F:\N2018 - Misc Clients\005 - Mario Baldonado\Map 35 Tr 196a2b3a & 196a2b3b revised rw.dwg
PROJECT: Microsurvey 2018
DATE: 3/20/2018
SCALE: 1"=30'
CREW: LRC
DRAWN: DKS
JOB NO.: N2018-005

Community Sciences Corporation
LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897.0000

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