

SKETCH
PLAT OF

LOT 4A, BLOCK 12
RAYNOLDS ADDITION

(A REPLAT OF LOTS 3 & 4, BLOCK 12, RAYNOLDS ADDITION)
WITHIN PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2018

PURPOSE

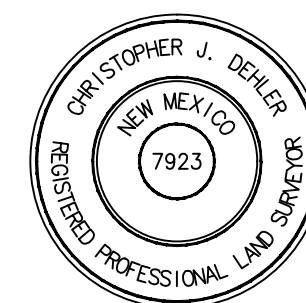
The purpose of this plat is to create 1 lot from 2 existing lots and to grant easement as shown hereon.

GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grd 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 as indicated.
- 3) Total gross acreage = 0.1630 acre.
- 4) Existing Lots = 2. Proposed Lots = 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) Existing Driveway & Parking Easement as shown hereon is for the benefit of the owners, heirs and assigns of Lots 5 & 6, Block 12, RAYNOLDS ADDITION per Document 2018020341, filed 3/27/2018, records of Bernalillo County, New Mexico.
- 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) Water and Sewer Account for Lot 4A, Block 12 to be required and shall be coordinated with ABCWUA.
- 10) Grading & Drainage Plan for Lot 4A, Block 12 may be required as a condition of building permit approval.
- 11) Five (5) foot Building Maintenance Easement benefiting Lot 2, Block 12, RAYNOLDS ADDITION, granted by 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:

New Mexico Registered Land Surveyor No. 7923

DEHLER SURVEYING

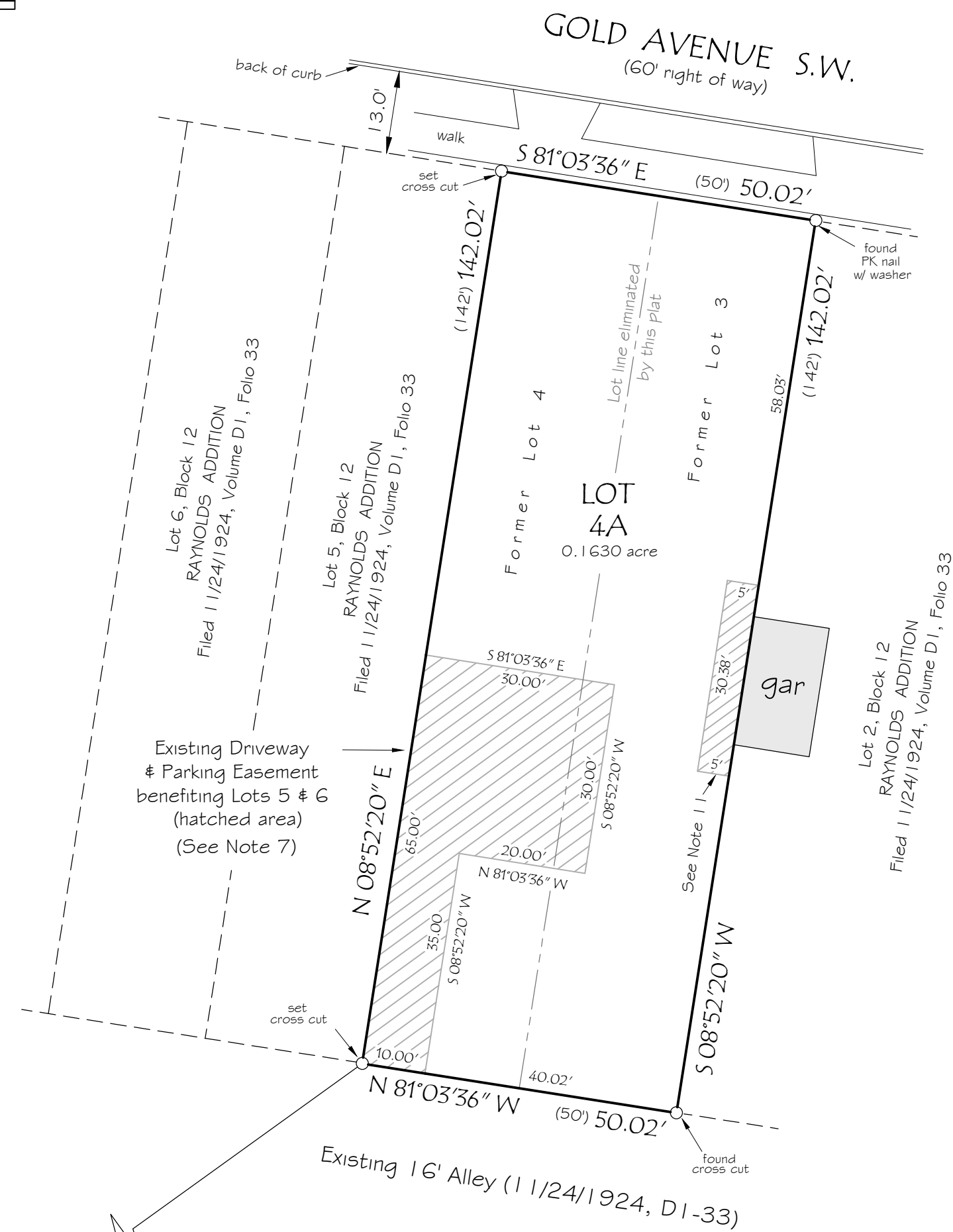
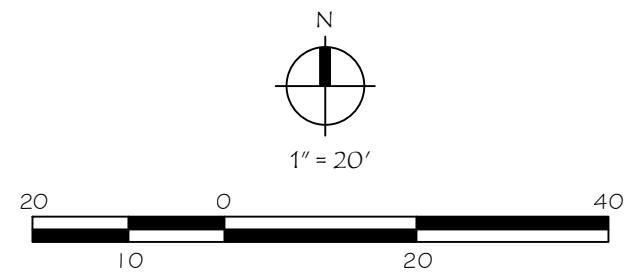


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Albuquerque, NM 87107

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Job No. 308118

Sheet 2 of 2



Tie To Be Determined

City of Albuquerque
Control Monument G_K13
New Mexico State Plane
Central Zone
N 1,485,023.666 (US Survey Feet)
E 1,515,142.466 (US Survey Feet)
mapping angle = -00° 14' 26.38"
ground to grid factor = 0.999684647
NAD1983
Elev. = 4959.622 (US Survey Feet)
NAVD1988