



VICINITY MAP No. F-14

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.7582 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: JANUARY 2015.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR

**WITHIN THE AREA OF PROPOSED PLAT**

- 9: PLATS USED TO ESTABLISH BOUNDARY:
  - A: PLAT OF LANDS OF ELLA G. ROSSITER FILED: FEBRUARY 4, 1947 IN BOOK A1, PAGE 2
  - B: ROSSITER TRACTS No. 4 ADDITION FILED: MARCH 5, 1949 IN VOLUME C, FOLIO 117

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND BEING A PORTION OF TRACT B OF PLAT OF LANDS OF ELLA G. ROSSITER SITUATE IN SECTION 32, T. 11 N., R. 3 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY IN PLAT BOOK A1, PAGE 2 ON FEBRUARY 4, 1947 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B OF LANDS OF ELLA G. ROSSITER, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF GRIEGOS ROAD, N.W.; RUNNING THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD, N.W.; N 68 DEG 01'00" W., 153.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 12 DEG 31'00" W 222.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S 76 DEG 03'00" E, 162.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 09 DEG 25'00" E, 201.38 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING.

**PLAT OF  
A PORTION OF TRACT B  
LANDS OF ELLA G. ROSSITER**

SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
WITHIN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2018

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS: \_\_\_\_\_

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS: \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE.**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

ANTHONY L. HARRIS, P.S. # 11463



PHONE: (505) 250-2273  
E-MAIL: harrissurveying51@gmail.com

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

OWNERS' NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC