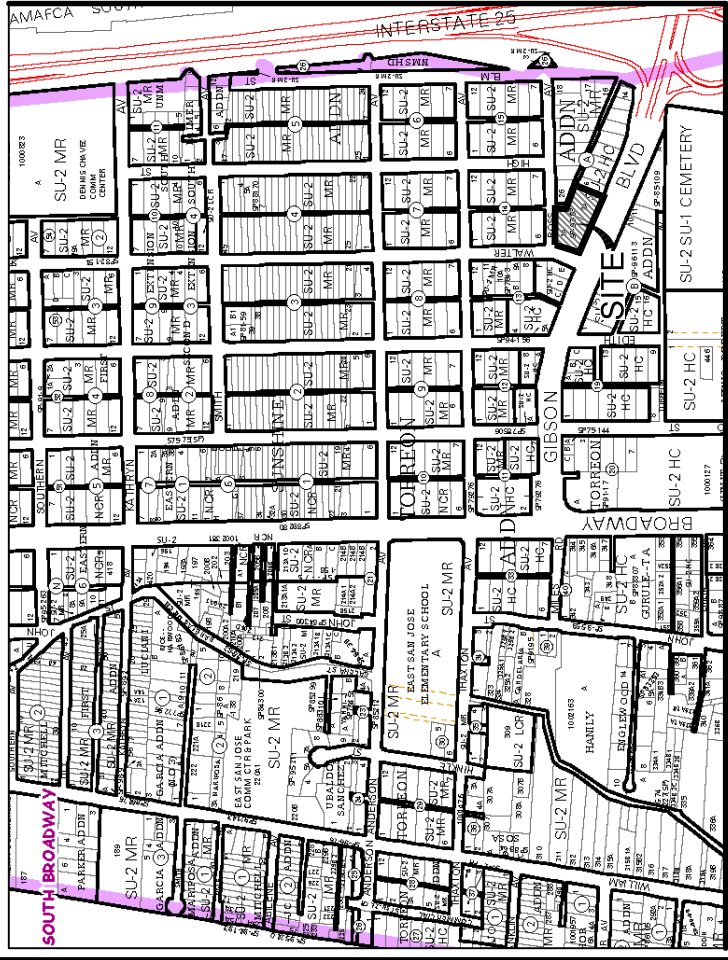


LEGAL DESCRIPTION

LOT NUMBERED ONE-A (1-A) AND TWO-A (2-A) IN BLOCK LETTERED "A" OF THE SURVEY PLAT SHOWING LOTS 1-A AND 2-A, BLOCK "A", ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 1993 IN PLAT BOOK 93C, PAGE 143



VICINITY MAP No. L-14

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE PROPERTY LINE BETWEEN LOT 1-A AND 2-A 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 LOT 1-A-1: 0.4035 ACRES AND LOT 2-A-1: 0.3329 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: APRIL 22, 2019
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 COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
9: PLATS USED TO ESTABLISH BOUNDARY.
A: SURVEY PLAT SHOWING LOTS 1-A & 2-A, BLOCK A ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION FILED: MAY 21, 1993 IN VOLUME 93C, FOLIO 143
10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0342G, DATED 9-26-2008
11: SAID OWNER(S) AND PROPRIETOR(S) HEREBY GRANT A CROSS LOT LINE INGRESS-EGRESS, RECIPROCAL PARKING, AND SURFACE DRAINAGE EASEMENT OVER AND ACROSS THE LOT LINES OF SAID LOTS 1-A-1 AND LOT 2-A-2 (AS SHOWN HEREON), TOGETHER WITH A JOINT USE TRASH BIN ENCLOSURE EASEMENT LOCATED WITHIN LOT 1-A-1 FOR THE BENEFIT OF SAID LOT 1-A-1 AND 2-A-2; THESE EASEMENTS SHALL BE BINDING UPON THE OWNER(S) AND PROPRIETOR(S) OF THE PROPERTIES HEREIN, THEIR HEIR(S) AND ASSIGN(S) AND SHALL CONTINUE TO RUN WITH SAID PROPERTIES IN PERPETUITY.

PLAT OF

LOT 1-A-1 & LOT 2-A-2, BLOCK "A" ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION

WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL 2019

PROJECT NUMBER:
APPLICATION NUMBER:
UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
NEW MEXICO GAS COMPANY DATE
QWEST CORPORATION D/B/A CENTURYLINK QC 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.

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

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE: