

VICINITY MAP ZONE ATLAS MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

Lots 43 thru 47, Block 4, of the plat of Paradise Heights Unit 4, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereto, file in the office of the county clerk of Bernalillo county, New Mexico on May 7, 1968 in Plat Book D3, Page 201.  
Contains 1.1320 acres, more or less.

**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 do hereby grant a new 10' public utility easement and vacate an existing 7' electric and telephone easement and an 8' utility and construction easement and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by John R. Debassige owner of lots 43, 47, 44 Date \_\_\_\_\_

**ACKNOWLEDGEMENT**  
State of New Mexico  
County of \_\_\_\_\_ ) SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

by Teodoro P Mendoza owner of lots 45, 46 Date \_\_\_\_\_

**ACKNOWLEDGEMENT**  
State of New Mexico  
County of \_\_\_\_\_ ) SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

by Meritla L. Mendoza Date \_\_\_\_\_

**ACKNOWLEDGEMENT**  
State of New Mexico  
County of \_\_\_\_\_ ) SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

**INFO FOR COUNTY CLERK:**

OWNER: JOHN R. DEBASSIGE,  
TEODORO P. MENDOZA AND MERITLA L. MENDOZA  
LOCATION: S3, T11N, R2E, NMPM  
LOTS 43 THRU 47, BLOCK 4  
PARADISE HEIGHTS UNIT 4

LOT 43 UPC# 101006664743310228  
LOT 44 UPC# 101006664743410229  
LOT 45 UPC# 101006664743510230  
LOT 46 UPC# 101006664743510231  
LOT 47 UPC# 101006664743610232

**TREASURER'S CERTIFICATION:**

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

LOT 43 UPC# 101006664743310228  
LOT 44 UPC# 101006664743410229  
LOT 45 UPC# 101006664743510230  
LOT 46 UPC# 101006664743510231  
LOT 47 UPC# 101006664743610232

Bernalillo County Treasurer's Office, by: \_\_\_\_\_ Date: \_\_\_\_\_

**SKETCH PLAT**

LOTS 43-A THRU 47-B, BLOCK 4  
PARADISE HEIGHTS UNIT 4  
BEING A REPLAT OF LOTS 43 THRU 47, BLOCK 4

PARADISE HEIGHTS UNIT 4  
SITUATE WITHIN  
SECTION 3, T11N, R2E, NMPM  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2019

DRB Project Number: \_\_\_\_\_  
**SITE DATA:**  
FEMA Map Number 35001C0104 H  
Zoning R1-A  
Miles of Full Width Streets Created 0 Miles  
No. of Existing Lots 5  
No. of Existing Tracts 0  
No. of Lots Created 10  
No. of Tracts Created 0  
Total Area 1.1320 acres  
Acreage of Dedicated Right-of-Way 0.000 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 date \_\_\_\_\_

AMAFCA date \_\_\_\_\_

ABCWUA date \_\_\_\_\_

Traffic Engineer, Transportation Department date \_\_\_\_\_

Environmental Health Department date \_\_\_\_\_

Code Enforcement date \_\_\_\_\_

DRB Chair, Planning Department date \_\_\_\_\_

**SKETCH PLAT**

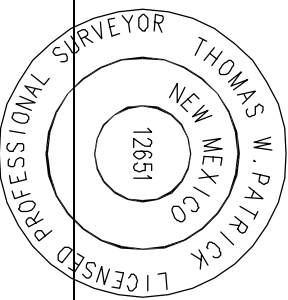
LOTS 43-A THRU 47-B, BLOCK 4  
PARADISE HEIGHTS UNIT 4

Community Sciences Corporation

LAND SURVEYING & LAND PLANNING  
P.O. Box 128, Corrales N.M. 87048 (505) 891-2000

1 of 2

Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651



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 conforms to the City of Albuquerque Subdivision Ordinance.

**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 (NMGCC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGCC DO NOT warrant 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.

- NOTES:**
- The purpose of this plat is to divide 5 existing lots into 10 new lots, and to grant a new 10' P.U.E. and vacate an existing 7' electric and telephone easement and an 8' utility and construction easement.
  - The basis of bearings is the N89°38'00"W a line between to found centerline monuments on Endeavour Road, N.W. 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 NAVD83.
  - Bearings and distances shown in ( ) are per the plat of Paradise Heights Unit 4, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1968 in Plat Book D3, Page 201.
  - Documents used (on file at Bernalillo County Clerk unless noted):  
4.1. plat of Paradise Heights Unit 4 filed, May 7, 1968 in Plat Book D3, Page 201.
  - These properties are located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, per FEWA Flood Insurance Rate Map 35001C0104 H, effective date 08/16/2012, as shown on this plat.
  - All easements of record are shown hereon.

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 1   |      |             |    |
| 2   |      |             |    |
| 3   |      |             |    |
| 4   |      |             |    |