

LEGAL DESCRIPTION
 LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED TWENTY-THREE (23) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 28, 1982, IN PLAT BOOK D, PAGE 140.

PURPOSE OF THE PLAT
 THE PURPOSE OF THIS PLAT IS TO MOVE EXISTING LOT LINE BETWEEN TWO LOTS TO ELIMINATE EXISTING 1.5 ENCRoACHMENT OF BUILDING LOCATED ON LOT 8 INTO LOT 7.

SOLAR NOTE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

- SUBDIVISION DATA**
- PROJECT 2021-000003
 - ZONE ATLAS INDEX NO. K-14
 - ORIGINS SUBDIVISION ACRES: 0.1620 ACRES
 - TOTAL NUMBER OF EXISTING LOTS: 2
 - TOTAL NUMBER OF PROPOSED LOTS: 2
 - DATE OF SURVEY: JANUARY 2022

DISCLAIMER
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCO), and Quest Corporation (Quest) CenturyLink (CENTL), do not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCO and CENTL 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.

FREE CONSENT
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND UNDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED, SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

FOR LOT 7 A RICARDO CHAVEZ DATE 2/11/2022
 ACKNOWLEDGEMENT
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/11/2022
 BY Christine V Chavez



FOR LOT 8 A PATRICIA I HANRELL HOECH DATE 2/11/2022
 ACKNOWLEDGEMENT
 COUNTY OF Bernalillo
 STATE OF New Mexico
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/11/2022
 BY Christine V Chavez



- NOTES**
- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATA, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
 - PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 1046" "NWC" NAIL & 3/8" DIAM MARKED "NMP5 1046" OR CHISELED "Y" IN CONCRETE UNLESS SHOWN OTHERWISE.
 - THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
 - NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "K" (OTHER AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.3 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON AREA FLOOD INSURANCE RATE MAP NO. 35801C0340 DATED 9/26/2008.

MRCDD APPROVAL
 prepared on the condition that all rights of the Mayor, Rio Grande, Corporation, District in easements, rights-of-way, assessments and fees are duly received by said District and that if provision for regulation, taxes and easements are not provided for by the subdivision, addition or plat, said District is absolved of all obligations to furnish regulation unless the same are in writing, except other than from existing terms.

- DRB DETERMINATIONS WERE APPROVED ON DECEMBER 23, 2022 FOR THE FOLLOWING:**
- MAINTAIN EXISTING SIDEWALK WIDTH AT 5 FEET ALONG GOLD AVENUE
 - MAINTAIN EXISTING RIGHT-OF-WAY WIDTH AT 40 FEET ON GOLD AVENUE
 - MAINTAIN EXISTING ALLEYWAY WIDTH AT 16 FEET ALONG SOUTHERN PROPERTY BOUNDARY

UTILITY APPROVALS

DATE	2/11/22
DATE	2/11/2022
DATE	2/9/22
DATE	2/11/22

**PLAT OF LOTS 7-A AND 8-A, BLOCK 23
 NEW MEXICO TOWN COMPANY'S
 ORIGINAL TOWNSITE OF ALBUQUERQUE
 (REPLAT OF LOTS 7-8, BLOCK 23)
 SECTION 27, T. 10N., R. 3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022**



APPROVED AND ACCEPTED BY:

DRB NO. 202108008	
CASE NO. <u>2022-00102</u>	
CITY ENGINEER	Dec 30, 2022
DRB CHAIRPERSON, PLANNING DEPARTMENT	Dec 29, 2022
CITY ENGINEER	Dec 30, 2022
PARKS AND RECREATION DEPARTMENT	Dec 30, 2022
BERNALILLO COUNTY WATER UTILITY AUTHORITY	Dec 29, 2022
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	3/7/2022
CLOCK WORKSHEET	Dec 28, 2022
MRCDD	3/15/2022
CITY SURVEYOR	2/2/2022

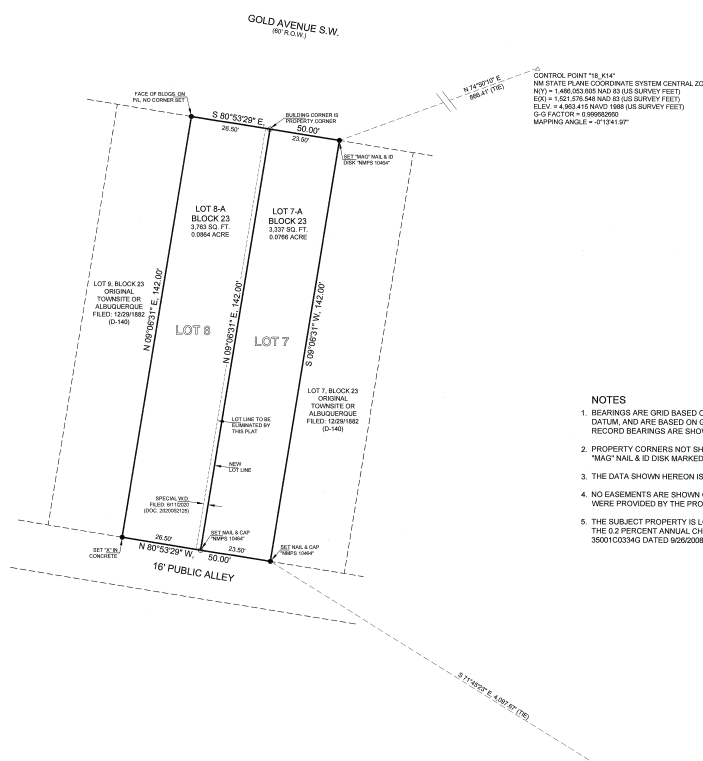
TREASURER'S CERTIFICATION
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT 7, BLOCK 23, U.P.C. 1014957137322809 LOT 8, BLOCK 23, U.P.C. 1014957137322809 PROPERTY OWNERS OF RECORD: LOT 7 CHAVEZ RICARDO; LOT 8 HANRELL HOECH PATRICIA I. BERNALILLO COUNTY TREASURER'S OFFICE 2/11/2022

SURVEYOR'S CERTIFICATION
 I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik 2/2/2022
 VLADIMIR JIRIK NMP5 NO. 10646 DATE
 PROFESSIONAL SURVEYING LLC
 P. O. BOX 94866, ALBUQUERQUE, NEA 87199
 office: 505.486.4867, cell: 505.804.2628
 professional.surveying@gmail.com



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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022



DOC# 2022109937
 2/21/2022 2:10:42 PM EIT: [Name Redacted] Bernalillo County
 [Barcode]

- NOTES**
1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
 2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "N.M.P.S. 10454", "M.C." NAIL & S. DISK MARKED "N.M.P.S. 10454" OR CRISSELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
 3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
 4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
 5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 36010334G DATED 9/26/2008.