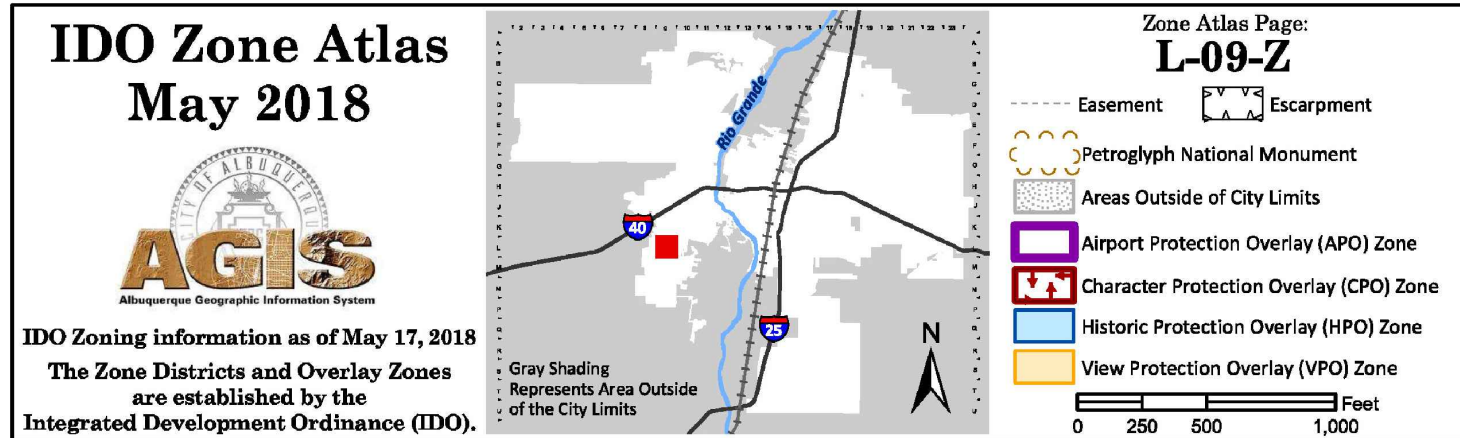
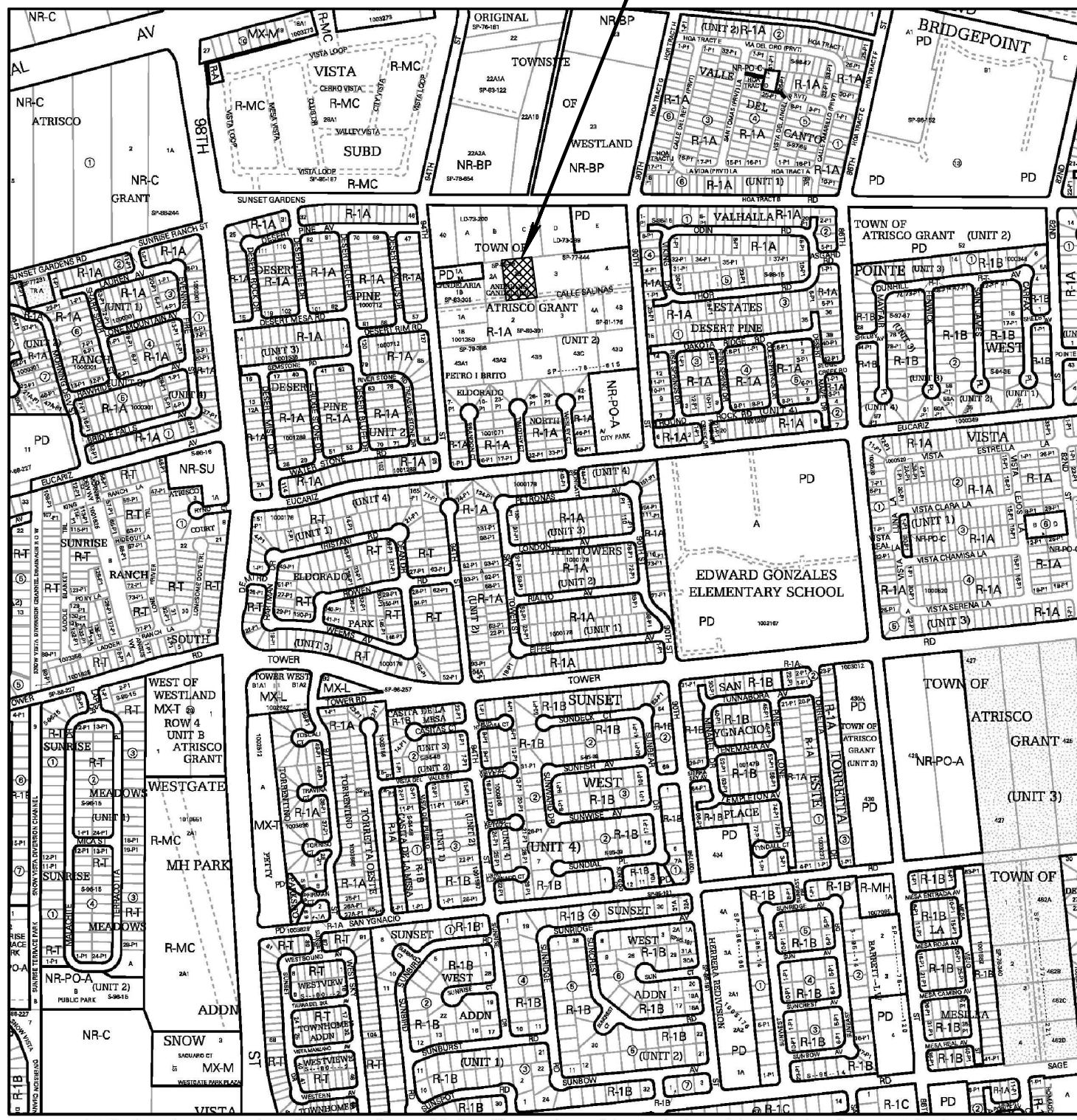


ZONE: "R-1A" SINGLE-FAMILY
(SMALL LOT) RESIDENTIAL
LOT 2B, LANDS OF
ANDRIANO CANDELARIA



SUBDIVISION DATA

1. DRB PROJECT NO.:
2. APPLICATION NO.:
3. ZONE ATLAS INDEX NUMBER: L-09-Z
4. ZONING: R-1A
5. GROSS SUBDIVISION ACREAGE: 0.765 ACRE.
6. TOTAL NUMBER OF LOTS/TRACTS CREATED:
DIVIDED 1 LOT INTO 2 LOTS
7. 0 MILES PUBLIC STREET AND PRIVATE
RIGHT-OF-WAY CREATED.
8. DATE OF SURVEY: 01/15/2025
9. THE SUBJECT PROPERTY IS LOCATED IN SECTION
28, T10N, R2E, NMPM, CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

PURPOSE OF PLAT

1. A REPLAT AS SHOWN HEREON, DIVIDING LOT 2B INTO TWO LOTS, LOT 2B1 & LOT 2B2.

LEGAL DESCRIPTION

LOT NUMBERED 2B, LANDS OF ANDRIANO CANDELARIA, SUBDIVISION OF LOT 2 IN THE
SUBDIVISION OF TRACT 41, IN UNIT NO. 2, TOWN OF ATRISCO GRANT, ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON
THE PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
NEW MEXICO ON FEBRUARY 27, 1985 IN VOLUME C26, FOLIO 110.

FILING
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO
RECORDER
OF BERNALILLO COUNTY, NEW MEXICO, AT _____ O'CLOCK, ____M.,
THIS _____ DAY OF _____, 20____.

COUNTY CLERK

BY _____

INSTRUMENT NO. _____

INDEXING INFORMATION

SECTION 28, T10N, R2E, NMPM
LOT 2B, LANDS OF ANDRIANO CANDELARIA
SUBDIVISION OF LOT 2, TRACT 41, UNIT 2
TOWN OF ATRISCO GRANT
OWNER: LOURDES FLORES & REYES FLORES
UPC# 100905624836920325

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES ARE
CURRENT AND PAID ON UPC#

100905624836920325

PROPERTY OWNER(S) OF RECORD:

LOURDES & REYES FLORES

BERNALILLO COUNTY TREASURER'S OFFICE

REFERENCE DOCUMENTS

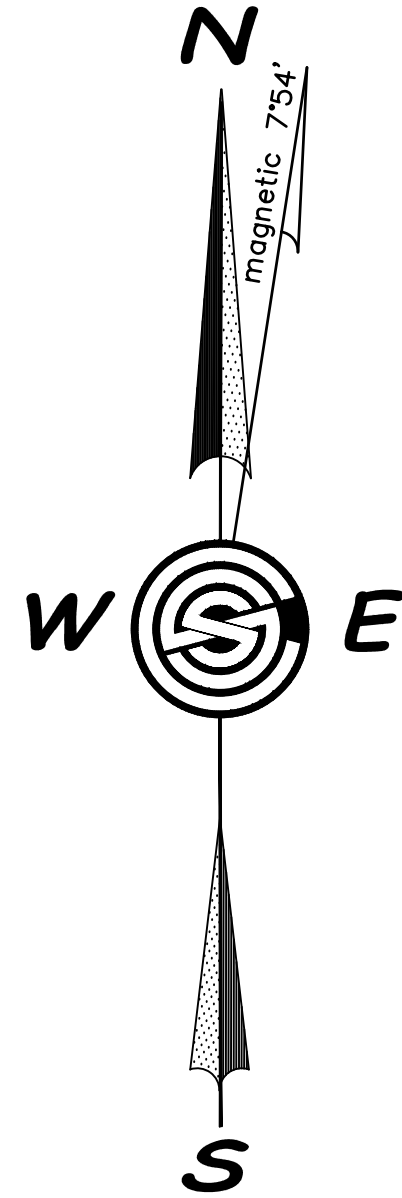
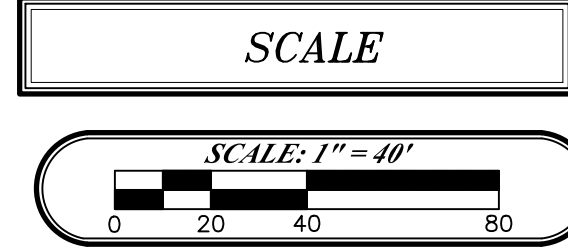
LANDS OF ANDRIANO CANDELARIA,
SUBDIVISION OF LOT 2,
SUBDIVISION OF TRACT 41, IN
UNIT NO. 2, TOWN OF ATRISCO
GRANT, ALBUQUERQUE,
BERNALILLO COUNTY, NEW
MEXICO, AS FILED IN THE OFFICE
OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO
ON FEBRUARY 27, 1985 IN
VOLUME C26, FOLIO 110.

SUBDIVISION OF LOT 2B, LANDS OF ANDRIANO CANDELARIA A DIVISION OF LOT 2, TRACT 41, IN UNIT NO 2, TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LANDS OF LOURDES & REYES FLORES JANUARY 2025

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL, GRID BEARINGS (NM C ZONE 3002 NAD 1983)
2. BASIS OF BEARINGS ESTABLISHED FROM CITY OF ALBUQUERQUE REFERENCE STATION 25-L9 TO 18-L9 AS N80°07'20"E.
3. DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. PROJECT COMBINED SCALE FACTOR (GRID/GROUND)=0.999658245. FIELD (F) MEASUREMENTS COMPARED TO RECORD (R) BEARINGS AND DISTANCES ARE REFERENCED TO THE ORIGINAL PLAT OF LANDS OF ANDRIANO CANDELARIA AS FILED FOR RECORD ON FEBRUARY 27, 1985, IN VOLUME C26, FOLIO 110.
5. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANYTIME 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.
6. THIS PLAT SHOWS ALL EASEMENTS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO THE SURVEYOR.



OWNERS CERTIFICATION

THE PLATTING SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF:

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL
THE FOREGOING, AND DO HEREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT.
SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE TO THE LOT
WHERE THIS SUBDIVISION PLAT HAS OCCURRED.

LOURDES FLORES

REYES FLORES

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
20____ BY LOURDES FLORES AND REYES FLORES.

MY COMMISSION EXPIRES _____ NOTARY REPUBLIC

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

CENTURY LINK DATE

COMCAST DATE

CITY APPROVALS:

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIV. DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER/HYDROLOGY DATE

CODE ENFORCEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CSS Proj. No. 24-026

Sheet 1 of 1



SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, DO
HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR
UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF
RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE
SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED
PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND
SURVEYS OF THE CITY OF ALBUQUERQUE, AND THAT THIS SURVEY IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY
AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

STEVEN J. SANDOVAL NMPS NO. 12351

DATE _____ Preliminary



FLOOD PLAIN CERTIFICATION:

LOT 2B LIES OUTSIDE A SPECIAL FLOOD HAZARD AREA AND IS
DESIGNATED BEING WITHIN ZONE "X" - AREA OF MINIMAL FLOOD
HAZARD AS DETERMINED FROM FEMA FIRM MAP 35001C0328J,
DATED 11/04/2016.

Construction Surveying Services
PO Box 2295, Alamogordo, NM 88311
(575) 443-6202 FAX (575) 443-1151