| VICINITY MAP NOT TO SCALE ACS STA. 12–J13 X = 376922.94 Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.9996004 ACS STA. 12–J13 ACS STA. 12–J13 X = 376922.94 Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.9996004 ACS STA. 12–J13 Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.9996004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.9996004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.9996004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.99960004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.99960004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR 0.99960004 ACS STA. 17– Y = 1488212.34 NAD 1927 GROUND TO GRUD FACTOR ACS STA. 17– ACS STA. 12–J13 ACS STA. 17– ACS STA. 17– ACS STA. 12–J14 ACS STA. 17– ACS STA. 12–J14 ACS | RICH FACTOR SET "+" T-62.54" WATER AND SEWER NOTE; PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 485-A AND 489-A MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT VIA A REQUEST FOR A WATER AND SANITARY LEGEND | LEGAL DESCRIPTION A PARCEL OF LAND IN SECTION 17, TOWNSHIP 10 IS EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQU MEXICO, COMPRISING LOTS 461 THROUGH 469 IN B THE PERFECTO ARMIJO AND BROTHERS ADDITION A SHOWN AND DESIGNATED ON THE MAP OF SAID ADITHE OFFICE OF THE COUNTY CLERK OF BERNALLLA MEXICO ON JULY 8, 1887, D-116, AND LOT 12 IN GRANT TRACT ADDITION AS THE SAME IS SHOWN AN ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OUNTY CLERK OF BERNALLLO COUNTY ON JANUAR C-111; THE SAME PARCEL OF LAND DESCRIBED IN FILED MAY 22, 1972 YOLUME D919, FOLIO 62; WARN FILED MAY 22, 1972 YOLUME D919, FOLIO 62; WARN FILED MAY 22, 1972 YOLUME D919, FOLIO 62; WARN FILED MAY 22, 1972 YOLUME D919, FOLIO 62; WARN FILED IN THE OFFICE OF THE COUNTY CLERK COUNTY, NEW MEXICO; AND BEING MORE PARTICULA AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAS BOULEVARD NW, SAME POINT BEING THE SOID OF THE PARCEL HEREIN DESCRIBED, WHENCE THE ACCONTROL STATION "17-J14" BEARS N 89' 44' 06" WOF 895.19 FEET; THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAS BOULEVARD NW, N 09' 09' 42" E, A DISTANCE OF SOID OF THE WEST RIGHT-OF-WAY LINE OF FIFTH SAME POINT BEING THE NORTHWEST CORNER OF THE HERIC DESCRIBED; THENCE S 80' 50' 18" E, A DISTANCE OF 298.51 FF POINT ON THE WEST RIGHT-OF-WAY LINE OF FIFTH SOME OF 92' 23" W, A DISTANCE OF 97.21 FEET TO A FOUNT ON THE WEST RIGHT-OF-WAY OF FIFTH SOME POINT BEING THE SOUTHWAY CLARE OF THE PARCEL PERFORMED; THENCE, ALONG A CURVE ON THE NORTH RIGHT-OF PARCEL PROCESSION OF THE SOUTHWAY AND SAID CURVE HAVING A RADIT FEET, A TANGENT OF 4.74 FFET, ARC LENGTH OF CHORD SECURIOR NW, SAID CURVE HAVING A RADIT FEET, A TANGENT OF 4.74 FFET, ARC LENGTH OF CHORD SECURIOR NW, SAID CURVE HAVING A RADIT FEET, A TANGENT OF 4.74 FFET, ARC LENGTH OF CHORD SECURIOR NW, SAID CURVE HAVING A RADIT FEET, A TANGENT OF 4.74 FFET, ARC LENGTH OF CHORD SECURIOR NW, SAID CURVE HAVING A RADIT FEET, A TANGENT OF 4.74 FFET, ARC LENGTH OF CHORD SECURIOR OF THE SOUTH OF COUNTS ARD THE SO |
|--|---|--|
| 1. THE ORIGINAL PLATS ARE PERFECTO ARMIJO AND BROTHERS ADDITION FILED JULY 6, 1989, VOL. C39, FOLIO 104, AND THE GRANT TRACT FILED JANUARY 31, 1906, C-11. 2. THE BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 1-J14 AND 23-J14. 3. BEARINGS ARE GRID. 4. THERE ARE NO BEARINGS AND DISTANCES ON THE PLATS OF RECORD. ALL BEARINGS AND DISTANCES ARE FIELD. DISCLOSURE STATEMENT THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF LOTS 481 THROUGH 489, BLOCK 24: A. LOTS 481-485, OWNED BY LORENZO TAPIA, TO BECOME LOT 485-A. B. LOTS 486-489, OWNED BY RUBY J. SCOTT, TO BECOME LOT 489-A. A C K N O W L E D G E M E N T STATE OF NEW MEXICO) COUNTY OF BERNALILLLO | VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT. NORTH 1'=50' 1'=50' NOT FOUND EVIDENCE (AS NOTED) NOT FOUND NOT SET PROPERTY OWNER OF RECORD: LORENZO E. TAPIA THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101405815515233905 PROPERTY OWNER OF RECORD: LORENZO E. TAPIA THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101405816515133907 PROPERTY OWNER OF RECORD: RUBY J. SCOTT BERNALILLO COUNTY TREASURER'S OFFICE: CITY/COUNTY APPROVALS: Property Management Date FREE CONSENT OF THE ALLEY RIGHT-OF-WAY DEDICATION: THE DEDICATION OF THE FOUR (4) FEET ADDITIONAL | THENCE ALONG A CURVE ON THE NORTH RIGHT-OF-LOMAS BOULEVARD NW HAVING A RADIUS OF 5,729 LENGTH OF 125.08 FEET, TANGENT OF 62.54 FEET CHORD BEARING N.82° 46', 57" W, 125.07' 70 78 LENGTH OF 125.08 FEET, TANGENT OF 62.54 FEET CHORD BEARING N.82° 46" 57" W, 125.07' 70 78 CONTAINING 0.5448 ACRES, MORE OR LESS. SURVEYOR'S CERTIFICATION: I, JOHN L. MIERS, A DULY QUALIFIED LAND SURVEYOR RE UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HI CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NO SURVEY CONDUCTED UNDER MY SUPERVISION; THAT SAID ACCURATE DIMENSIONS AND LAND AREAS, ALL EASEMENTS RECORD OR MADE KNOWN TO ME BY THE LAND OWNER, PANIES OR AGENCIES EXPRESSING AN INTEREST; THAT TH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SURVEY IS TRUE AND CORRECT. |
| THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FEBRUARY, 1997 BY LORENZO E. TAPIA AND RUBY J. SCOTT. MY COMMISSION EXPIRES Famely Notary Public OWNERS' STATEMENT OF CONSENT THE PLATTING HEREON DESCRIBED IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. | City Engineer Date City Engineer Date Date City Engineer Date | JOHN L. MIERS, NMPLS 12447 DATE |

City Planning

OWNER OF LOT 485-A:

SURVEYOR'S CERTIFICATION:

INDEXING INFORMATION FOR COUNTY OF BERNALILLO SECTION 17, RANGE 3 EAST, TOWNSHIP 10 NORTH OWNERS: TAPIA, SCOTT SUBDIVISION: PERFECTO ARMIJO AND BROTHERS ADDITION

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