

VICINITY MAP No. K-17

SUBDIVISION

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS ONE (1) THROUGH FIFTEEN (15) AND LOTS SIXTY-ONE (61) THROUGH SIXTY-SIX (66) INTO ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES

- UNLESS NOTED, ALL MEASUREMENTS ARE TO BE MADE TO THE CORNER AND NOT TO THE CENTER OF THE LOT.
- THIS PLAT SHOWS ALL EASEMENTS, ETC. RECORDING.
- THE AREA OF PROPERTY SHOWN HEREIN IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
- BLANKS AND DISTANCES SHOWN IN PARALLELS ARE RECORD.
- DATE OF FIELD WORK: APRIL 2022.
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, EASEMENT, OR EASEMENT AGREEMENT, EIGHT TWO SOLAR COLLECTIONS FROM BEING INSTALLED ON BUILDING OR PARCELS ON LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.
- PLATS USED TO ESTABLISH BOUNDARY:
A. VALLEY VIEW ADDITION
FILED SEPTEMBER 2, 1971 IN VOLUME 001, PAGE 32.
- THE PROPERTY SHOWN HEREIN IS LOCATED WITHIN ZONA ONE (1) WHICH IS NOW CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FROM PANEL NO. 000000000000 DATED 08-16-2012.

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THRU FIFTEEN (15) INCLUSIVE AND LOTS NUMBERED FORTY-ONE (41) THRU FIFTY-SIX (56) INCLUSIVE, ALL IN BLOCK NUMBERED THIRTY-ONE (31) OF THE VALLEY VIEW ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER FOR BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1971 IN VOL. 001, PAGES 32.

BOOK 2022083767

RECORDED BY ALBUQUERQUE COUNTY CLERK OF COURTS, BERNALILLO COUNTY, NEW MEXICO

PLAT OF
LOT 1-A, BLOCK 38
VALLEY VIEW ADDITION
WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2022

PROJECT NUMBER PR 2022-006872
APPLICATION NUMBER SD 2022-00114

DATE APPROVAL: 6-13-22
DATE: 6-13-22
DATE: 6-13-22
DATE: 6-13-22

CITY APPROVAL: 6/1/2022
CITY SERVICES: 6/1/2022
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FIRE COMMENT

THE SUBDIVISION HEREIN DESCRIBED IS WITH THE FIRE COMMENT AND IN ACCORDANCE WITH THE DECISION OF THE UNDERGROUND OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE BEING AS OWNERS WARRANT, THAT THEY HOLD AMONG THEM COMPLETE AND IRREVOCABLE TITLE IN THE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

ON the 13th day of July, 2022, at the City of Albuquerque, New Mexico, I, the Notary Public, did certify that the foregoing instrument was signed by the parties thereto, and that they are the legal owners of the property therein described, and that they are competent to execute the same.

Notary Public
Alma Carillo
Commission Number 1135001
My Comm. Expires July 27, 2025

SUBDIVISION CERTIFICATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
I, the Notary Public, 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.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 13th day of April, 2022.



ALBUQUERQUE SURVEYING, INC.
1000 FIELD STREET, SUITE 100
CORRAL, NEW MEXICO 87104
PHONE: (505) 250-2271
E-MAIL: alburveysing1@gmail.com

COPPER AVENUE N.E.
60' RIGHT-OF-WAY
(S. 89.42° 42' E)

PLAT OF
LOT 1-A, BLOCK 38
VALLEY VIEW ADDITION
WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2022

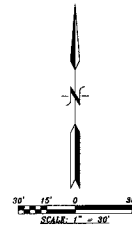
HATCHED AREA DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY
CONVEYED 134.13 AC. N.

HATCHED AREA DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY
CONVEYED 134.13 AC. N.

MANZANO STREET N.E.
50' RIGHT-OF-WAY
(S. 89.42° 42' E)

TRUMAN STREET N.E.
50' RIGHT-OF-WAY
(S. 89.42° 42' E)

LOT 1-A
BLOCK 38
2.2895 ACRES GROSS/NET



CURVE TABLE			
CURVE	BEARING	CHORD LENGTH	CHORD BEARING
1	S 89.42° 42' E	150.00	S 89.42° 42' E
2	S 89.42° 42' E	150.00	S 89.42° 42' E

DOC# 2022083767

PREPARED BY: HARRIS SURVEYING, INC.
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SHEET 2 OF 2

ACQ STATION "S-1184"
N=1443.95175 US SURVEY FEET
E=1438.70380 US SURVEY FEET
CHORD = 107.11' 46.32"
CENTRAL ANGLE = 100.00°
ELEVATION = 5400.00 US SURVEY FEET
MAY 1988

02-DISEMBELLING