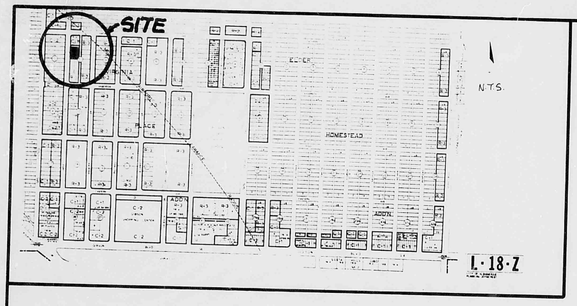
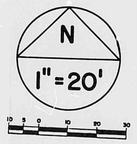




PLAT OF

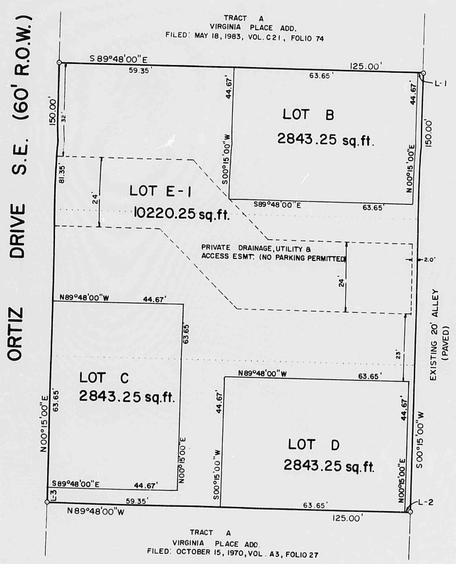
LOTS B,C,D & E-1, BLOCK 2 VIRGINIA PLACE ADDITION

BEING A REPLAT OF LOTS 4,5 & 6
WITHIN SEC. 25, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1988

RECEIVED FEB 22 1988 HYDROLOGY SECTION

DISCLAIMER STATEMENT

The purpose of this redivision plat is to create 3 building lots and 1 common access, and common usage lot.



L-1 = S89°48'00"E, 2.00'
L-2 = N89°48'00"W, 2.00'
L-3 = N00°15'00"E, 5.00'

NOTES

1) Basis of Bearings = Virginia Place Addition, filed March 17, 1952, Vol. B-1, folio 185.

2) No field work performed, no corner set.

3) Plat shows all easements of record.

4) Lot E-1 has been dedicated as private easements for drainage, utilities, access and parking (unless otherwise noted). All homeowners within the subdivision have a common undivided interest in this lot. Lot E-1 is not dedicated for the use by the general public but is dedicated to the common use and enjoyment of the homeowners in Ortiz Quads as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to Ortiz Quads. Said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made a part of this plat. (Misc. Book , page)

5) The private easements shown hereon are to be maintained by the Home-owners' Association as provided for in the Declaration of Covenants, Conditions and Restrictions applicable to Ortiz Quads (Misc. Book , Page)

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

Lots number Four (4), Five (5), Six (6), all within Block numbered Two (2) of Sallie E. Mason's Amended Replat of Block 2 VIRGINIA PLACE an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1952, Vol. B-1, Folio 185.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants the private access and public utility easement as shown hereon.

Owner(s) _____ Date _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

BY: _____.

My Commission Expires: _____ Notary Public

CITY/COUNTY APPROVALS:

Property Management _____ Date _____

City Surveyor _____ Date _____

City Water Resources _____ Date _____

City Engineer _____ Date _____

A.M.A.F.C.A. _____ Date _____

Traffic Engineer _____ Date _____

Parks and Recreation _____ Date _____

City Planning Director _____ S.P.No. _____ Date _____

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.L.S. No. 6446 _____ Date _____

SOUTHWEST SURVEYING COMPANY, INC. 333 Lomas N.E., Albuquerque, N.M. 87102
(505) 247-4444

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Franklin E. Wilson.

My Commission Expires: _____ Notary Public _____

PLANS/PLATS ON FILE

FILE DESC: L-18/0044

PLANS/PLATS 3

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RF. 22 DATE 6-23-93 OP. KSP

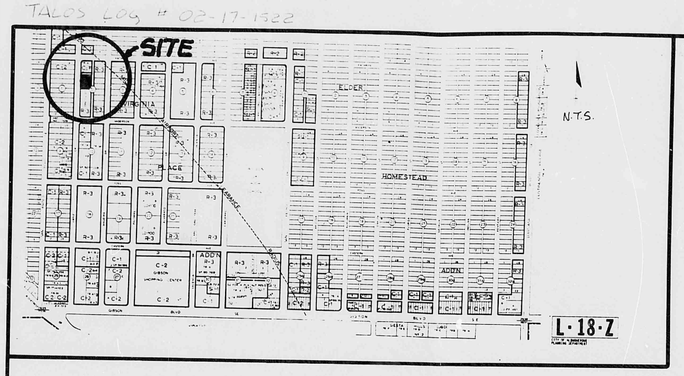
CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the PUBLIC WORKS DEPARTMENT - HYDROLOGY DIVISION and was filmed in the normal course of business. The photographic processes used meet the Basic Microfilm Standards of the National Micrographics Association (NS115-1977).

CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 6 1996
Norberta Sanchez

D 24 | C 20 | B 16 | A 12 | CITY OF ALBUQUERQUE | C | D

TALOS Log # 02-17-1522



N

1" = 20'

10 5 0 10 20 30

PLAT OF 8009285

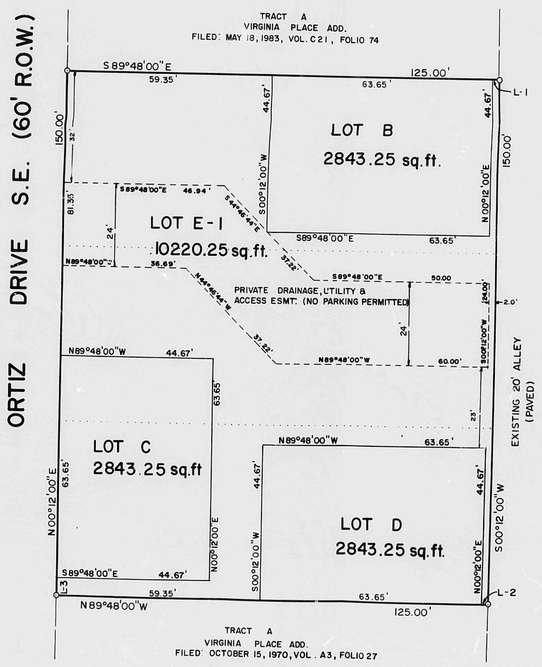
LOTS B,C,D & E-1, BLOCK 2 VIRGINIA PLACE ADDITION

BEING A REPLAT OF LOTS 4,5 & 6
WITHIN SEC. 25, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1988

State of New Mexico
County of Bernalillo
This instrument was filed for record on
2:49 APR 5 1988
and duly recorded in Vol. ____
of records of said County, Folio ____
Witness my hand and seal of office
Deputy

DISCLOSURE STATEMENT

The purpose of this redivision plat is to create 3 building lots and 1 common access, and common usage lot.



L-1 = S89°48'00"E, 2.00'
L-2 = N89°48'00"W, 2.00'
L-3 = N00°12'00"E, 5.00'

NOTES

1) Basis of Bearings = Virginia Place Addition, filed March 17, 1952, Vol. B-1, folio 185.

2) No field work performed, no corner set.

3) Plat shows all easements of record.

4) Lot E-1 has been **granted** as private easements for drainage, utilities, access and parking (unless otherwise noted). All homeowners within the subdivision have a common undivided interest in this lot. Lot E-1 is not dedicated for the use by the general public but is dedicated to the common use and enjoyment of the homeowners in ORTIZ QUADS, UNIT III as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to ORTIZ QUADS, UNIT III. Said Declaration of Covenants, Conditions and Restrictions are hereby incorporated and made a part of this plat. (Misc. Book , page)

5) The private easements shown hereon are to be maintained by the Homeowners' Association as provided for in the Declaration of Covenants, Conditions and Restrictions applicable to ORTIZ QUADS, UNIT III (Misc. Book , Page)

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

Lots number Four (4), Five (5), Six (6), all within Block numbered Two (2) of Sallie E. Mason's Amended Replat of Block 2 VIRGINIA PLACE an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1952, Vol. B-1, folio 185.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants the **private drainage, utility and access easement as shown hereon.**

Owner(s) DON DEAN — Date Feb. 16, 1988

ACKNOWLEDGEMENT

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires with expiration of term

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of February, 1988.

BY: DON DEAN

My Commission Expires: 8-8-91 — Notary Public: Daniel M. Graney

CITY/COUNTY APPROVALS:

		Date
Property Management		3-25-88
City Surveyor		022488
City Water Resources		3-25-88
City Engineer		3-22-88
A.M.A.F.C.A.		3-22-88
Traffic Engineer		3/22/88
Parks and Recreation		3-22-88
City Planning Director		3-28-88

S.P.No. SP-88-93

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.L.S. No. 6446 — Date

SOUTHWEST SURVEYING COMPANY, INC. 333 Lomas N.E., Albuquerque, N.M. 87102
(505) 247-4444

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 10th day of February, 1988, by Franklin E. Wilson.

My Commission Expires: 8-8-91 — Notary Public: Daniel M. Graney

DRB 88-134

CITY OF ALBUQUERQUE
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R# 22 DATE 62593 OR EXP.

CITY OF ALBUQUERQUE

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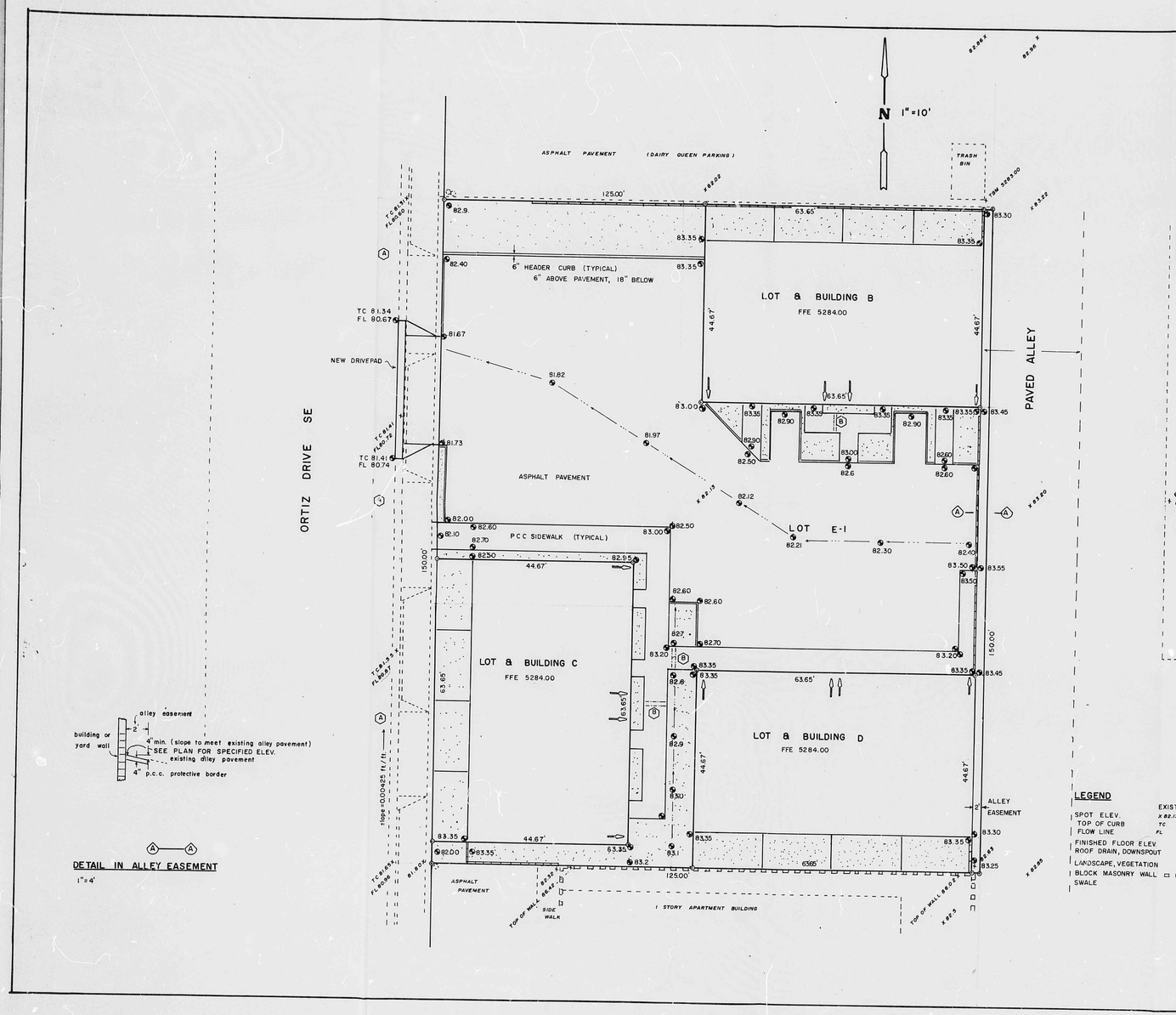
CITY CLERK RECORDER

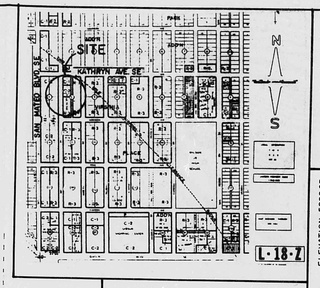
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1995

Norberta Sanchez

C 20 B 16 A 12

CITY OF ALBUQUERQUE





LEGEND

	EXISTING	NEW
SPOT ELEV.	x 82.13	82.11
TOP OF CURB	TC	TC
FLOW LINE	FL	FL
FINISHED FLOOR ELEV.		FFE
ROOF DRAIN, DOWNSPOUT		
LANDSCAPE, VEGETATION		
BLOCK MASONRY WALL		
SWALE		

(A) REMOVE EXISTING DRIVEPADS. PLACE NEW STANDARD CURB & GUTTER AND SIDEWALK. MATCH ADJACENT ELEV.

(B) 4" PVC PIPE THROUGH SIDEWALK FOR DRAIN

BENCHMARK: 18-L18 ELEVATION 5290.93
AN ACS ALUMINUM DISC IN S.E. CURB RETURN, S.E. QUADRANT OF THE INTERSECTION OF KATHRYN AVE AND ALVARADO DR. SE

EROSION CONTROL
PLACE TEMPORARY BERM ALONG LOWER PROPERTY LINE TO POND RUNOFF DURING EARTHWORK CONTSTRUCTION

RUNOFF

	UNDEVELOPED	DEVELOPED
TOTAL VOLUME FT^3	1250	2190
PEAK VOLUME FT^3/SEC	0.75	1.6

MARVIN R. KORTUM, P.E.
Civil Engineering
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

RECEIVED FEB 22 1988 HYDROLOGY SECTION

GRADING AND DRAINAGE PLAN
LOTS B,C,D & E-1, BLOCK 2
VIRGINIA PLACE ADDITION

L-18 SHEET 1 OF 1

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

REF. 22 DATE 6-23-93 OP

CITY OF ALBUQUERQUE
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The photographic processes used meet the Basic Microfilm Standards of the National Micrographics Association (M5115-1977).

CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: May 8, 1992
Norberta Sanchez

D 24 C 20 B 16 A 12 | CITY OF ALBUQUERQUE C D