

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 1-K13 AND 5-K14A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF ATLANTIC AND PACIFIC ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 07, 1882 IN VOLUME C, FOLIO 153.
6. GROSS AREA: 0.6927 ACRES
7. NUMBER OF EXISTING LOTS: 9
8. NUMBER OF LOTS CREATED: 3
9. PROPERTY IS ZONED SU-2.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

STATION: ACS 1-K13  
 X = 378240.51  
 Y = 1484181.41  
 GROUND TO GRID = 0.99968050  
 DELTA ALPHA = -00°14'02"  
 NEW MEXICO STATE PLANE COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION: ACS 5-K14A  
 X = 381874.83  
 Y = 1484816.92  
 GROUND TO GRID = 0.99967853  
 DELTA ALPHA = -00°13'37"  
 NEW MEXICO STATE PLANE COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING
L1	5.00	N81°12'55"W
L2	16.00	S08°47'05"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.71	10.00	90°00'00"	14.14	S36°12'55"E

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 101405712428020412-101405712807920411  
 PROPERTY OWNER OF RECORD:  
 City of Albuquerque  
 BERNALILLO COUNTY TREASURERS OFFICE:  
 JOURNAL # 8-3-06

LEGAL DESCRIPTION

Lots numbered One (1) through Eight (8) inclusive, and the East one-half of Lot Nine (9) as per deed filed March 23, 1944, book 95, page 550, of Block lettered "N" of the ATLANTIC AND PACIFIC ADDITION as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder on April 7, 1882 in Volume C, folio 153.

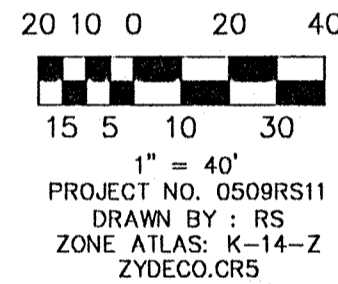
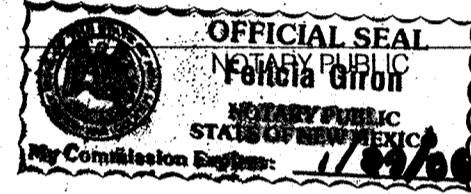
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Bruce J. Perlman*  
 BRUCE J. PERLMAN, CHIEF ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION

ACKNOWLEDGEMENT

STATE OF Nm )  
 )SS  
 COUNTY OF Bern  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20th DAY OF January, 2006.  
 BY: *Selvia Thron*  
 MY COMMISSION EXPIRES: 1-22-06



PLAT OF  
 LOTS 1-A, 5-A & 9-A  
 ATLANTIC AND PACIFIC ADDITION  
 WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2006



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DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE EIGHT (8) EXISTING LOTS AND PORTION OF LOT CONVEYED BY DEED INTO THREE (3) NEW LOTS AND GRANT ADDITIONAL EASEMENT AS SHOWN.

UTILITY APPROVALS

*Leah G. Metz* 1-26-06  
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE  
*Sari Crabtree* 1-27-06  
 QWEST TELECOMMUNICATIONS DATE  
*Bonnie Barber* 1-26-06  
 COMCAST CABLE DATE

CITY APPROVALS: PROJECT NO.: 1004505 APPLICATION NO. 06DRB-00096

*Patricia Giron* 1-13-06  
 CITY SURVEYOR DATE  
*Patricia Giron* 2-1-06  
 TRAFFIC ENGINEERING DATE  
*Christina Sandoval* 2/1/06  
 PARKS & RECREATION DEPARTMENT DATE  
*William J. Baker* 2/1/06  
 WATER UTILITIES DEVELOPMENT DATE  
*WJ Baker* 2-1-06  
 A.M.A.F.C.A. DATE  
*WJ Baker* 2-1-06  
 CITY ENGINEER DATE  
*Sharon Matson* 3/02/06  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

*Gary E. Gritsko* Jan 10, 2006  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

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T10N R3E SEC. 20