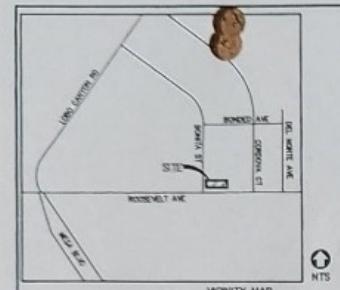
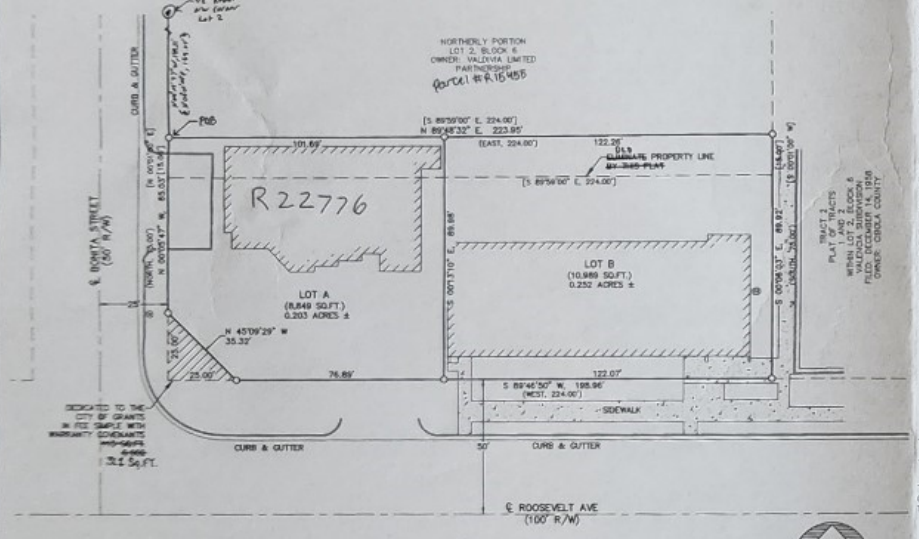
PLAT OF
LOTS A AND B,
BLOCK 6, VALENCIA SUBDIVISION
CITY OF GRANTS, CIBOLA COUNTY, NEW MEXICO



VICINITY MAP



F-237-B

LEGEND

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 16"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- CALCULATED CORNER
- PROPERTY LINE
- ~~PROPERTY LINE~~ OLD PROPERTY LINE
- (NORTH/EAST, 50.00') MEASURED BEARING & DISTANCE
- (NORTH/EAST, 100.00') RECORD BEARING & DISTANCE PER WARRANTY DEED FILED: DECEMBER 06, 1996 IN BK. 6, PG. 1085
- (NORTH/EAST, 100.00') RECORD BEARING & DISTANCE PER WARRANTY DEED FILED: APRIL 20, 1965 IN BK. 4, PG. 7437
- CONCRETE DRIVEWAY
- ROAD DEDICATION
- EXISTING CONCRETE
- EXISTING BUILDING

CIBOLA COUNTY COUNTY CLERK SEAL STATE OF NEW MEXICO

DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 9 WEST, N.M.P.M., CITY OF GRANTS, CIBOLA COUNTY, NEW MEXICO, BEING AND COMPRISING A PORTION OF LOT 2, BLOCK 6, VALENCIA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 1958 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR WITH BLUE PLASTIC CAP STAMPED "T&C PS 22909" SET FOR THE NORTHWEST CORNER OF THIS TRACT, WHICH LIES S00°05'47"E, A DISTANCE OF 169.11 FEET FROM A ½" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, N89°46'32"E, A DISTANCE OF 223.95 FEET TO A ½" REBAR WITH BLUE PLASTIC CAP STAMPED "T&C PS 22909" SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S00°05'03"E, A DISTANCE OF 89.92 FEET TO A CHISELED "X" SET FOR THE SOUTHEAST CORNER OF THIS TRACT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF ROOSEVELT AVE;

THENCE, COINCIDING SAID NORTHERLY RIGHT-OF-WAY, S89°46'50"W, A DISTANCE OF 223.96 FEET TO A CALCULATED CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF BONITA STREET, N00°05'47"W, A DISTANCE OF 90.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.463 ACRES (20,150 SQ.FT.), MORE OR LESS.

RIGHT OF WAY DEDICATION

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 9 WEST, N.M.P.M., CITY OF GRANTS, CIBOLA COUNTY, NEW MEXICO, BEING AND COMPRISING A PORTION OF LOT 2, BLOCK 6, VALENCIA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 1958 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "X" SET FOR A CORNER OF THIS TRACT, WHICH LIES S00°05'47"E, A DISTANCE OF 234.14 FEET FROM A ½" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, S45°09'29"E, A DISTANCE OF 35.32 FEET TO A CORNER OF THIS TRACT;

THENCE, S89°46'50"W, A DISTANCE OF 25.00 FEET TO A CORNER OF THIS TRACT;

THENCE, N00°05'47"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 0.007 ACRES (312 SQ.FT.), MORE OR LESS.

Cibola County
ASSESSOR'S OFFICE Armenina Montoya 10-19-22
Date

TAX CERTIFICATE

TAXES FOR THESE TRACTS HAVE BEEN PAID AS OF
October 20, 2022
CIBOLA COUNTY
TREASURER'S OFFICE Christina Dominguez 10/20/22
DATE

CERTIFICATE OF FILING

_____ COUNTY CLERK AND EX-OFFICIO RECORDER FOR CIBOLA COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE ____DAY OF_____, 2022.

CLERK AND EX-OFFICIO RECORDER — DATE
CIBOLA COUNTY, NEW MEXICO

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Robert Fierro
ROBERT J. FIERRO, N.M.P.S. No. 22909 — 10-7-2022 Date

ROBERT J. FIERRO NEW MEXICO 22909 PROFESSIONAL SURVEYOR

CITY COUNCIL APPROVAL

THE DESCRIBED AREA AND PLAT SHOWN HEREON, UPON WHICH THIS CERTIFICATE APPEARS, ARE APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANTS, NEW MEXICO, DATED THIS ____DAY OF_____, 2022.

MAYOR, CITY OF GRANTS, NEW MEXICO — DATE

ATTEST: CITY CLERK, CITY OF GRANTS — DATE

PLANNING COMMISSION CERTIFICATE

THE HEREON DESCRIBED SUBDIVISION AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRANTS, NEW MEXICO, PASSED THE 1st DAY OF Nov, 2022.

Jamie Hartman — 11/9/22
CHAIRMAN, PLANNING COMMISSION — DATE

L. Antonio — 11/9/22
ATTEST — DATE

CITY OF GRANTS APPROVALS

CONTINENTAL DIVIDE ELECTRIC COOPERATIVE — 10/19/22 DATE

NEW MEXICO GAS COMPANY — 10/20/2022 DATE

Melissa Lopez
CITY OF GRANTS WATER DEPARTMENT — 11-10-22 DATE

CENTURY LINK — 10/20/22 DATE

Tim Bolt — 10/20/22 DATE

Mark Mann
SACRED WIND COMMUNICATIONS — 10/26/22

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING.

"PLAT OF LOTS A AND B ~~WITHIN LOT 2 OF~~, BLOCK 6, VALENCIA SUBDIVISION", WITH THE FREE CONSENT OF AND/OR IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ROADWAY AS SHOWN HEREON.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: G.D.D. INC.
BY:
TITLE:
SIGNATURE — 10/4/2022 DATE

ACKNOWLEDGEMENT:
STATE OF NM)
)SS.
COUNTY OF Bernalillo)
ON THIS 4 DAY OF October, 2022, BEFORE ME
PERSONALLY APPEARED Tim E. Gauthreaux
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

DORENE DIBANO
Notary Public - State of New Mexico
Commission # 1102338
My Comm. Expires Aug 10, 2025

MY COMMISSION EXPIRES: Aug 10, 2025
Dorene Dibano
NOTARY PUBLIC

Fierro&Company
ENGINEERING | SURVEYING
3201 4th. STREET NW, SUITE B
ALBUQUERQUE, NM 87107
PH (505) 352-8930
EMAIL: robertfierro@fierrocompany.com

PROJECT NO: 22064
SHEET:

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