

VICINITY MAP

Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page L-19-Z.

SUBDIVISION DATA

- 1. Total number of existing Lots: 6
- 2. Total number of Lots created:
- 3. Gross Subdivision acreage: 0.6328 acres.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- 1. Combine SIX (6) existing lots into one (1) lot as shown hereon.
- 2. Show the private easement VACATED by 15DRB-____

TREASURERS CERTIFICATION

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This is to certify that taxes are current and paid on the following: Date Bernalillo County Treasurer

LEGAL DESCRIPTION

All of Lots 21-A, 22-A, 22-B, 23-A, 24-A and 24-B, Block 13, Emil Mann Addition as the same are shown and designated on the plat entitled "PLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A AND 24-B, BLOCK 13, EMIL MANN ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 2003, in Plat Book 2003C, Page 134.

Said parcel contains 0,6328 acre, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising,"PLAT OF LOT 21-A-1, BLOCK 13, EMIL MANN ADDITION (BEING A REPLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A AND 24-B, BLOCK 13, EMIL MANN ADDITION) SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Greater Albuquerque Housing Partnership

By: Felipe Rael, Executive Director

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me day of ______, 2015, by Felipe Rael, as Executive Director of the Greater Albuquerque Housing Partnership.

My commission expires 12-6-16



PLAT OF LOT 21-A-1, BLOCK 13 EMIL MANN ADDITION

(BEING A REPLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A AND 24-B, BLOCK 13, EMIL MANN ADDITION)

SITUATE WITHIN

SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2015

PLAT AP	PROVAL	
UTILITY APPROVALS:		
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PROJECT NUMBER:

I Viail	11-5-15
npany of New Mexico	Date
	11.5.15

New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC.	Date
Comcast	Date
CITY APPROVALS:	
Even M. Risonhosvoz P.S.	11/4/15
Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 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; that it meets the minimum requirements for surveys and monumentation meets the minimum requirements for surveys of the Albuquerque Subdivision Ordinance; that if shows all easements of record; and that it is true and correct to the best of my knowledge and kelief.

Russ

PHUSHEET 1 OF 2

Date

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

9750

12 - B11 - BLOT 13 EMIL MANN ADDITION EMIL MANN ADDITION Filed June 25, 2001 in Volume 2001C, Folio 178 Filed July 18, 1944 in Volume D. Folio 78C Albuquerque City Survey Monument "7-K19" New Mexico State Plane Coordinates, Central Zone (NAD 83) as follows: N= 1483044.082 E= 1545165.941 Delta Alpha= -00°10′58.61" BELL **AVENUE** S.E. Ground to grid factor= 0.999659513 Elevation = 5325.987 feet (NAVD88) S89°03'07"E (S89'04'42"E, 115.00) 115.01' -Fd. 1-1/2" Iron Pipe -5' Public Utility Easement granted by plot filed May 13, 2003, Plat Book 2003C, Page N00°55'03"E -Existing Lot line eliminated by this plat common and joint use of: 24-B LOT 1 24-A BLOCK (13) -5' Private Water Service Easement granted by plat filed May 13, 2003, Plat Book 2003C, Page 134 VACATED by 15DRB-____ LOT 21-A-1 0.6328 Ac. LOT 2 23-A EMIL MANN ADDITION Filed May 13, 2003, Plat Book 2003C, Page 134 Existing Lot line eliminated by this plat BLOCK (13) 22 - BLOT 3 Existing Lot line EMIL MANN ADDITION Filed July 18, 1944 in Volume D, Folio 78C 5' Public Utility Easement granted by plat filed May 13, 2003, Plat Book 2003C, Page 134 DISCLAIMER 22-A Existing Lot line eliminated by this plat LOT 4 21-A N88'59'06"W (N89'04'42"W, 135.00) 135.00' LOT 20 (IN FEET) EMIL MANN ADDITION 1 inch = 20 ft.LOT 5 Filed July 18, 1944 in Volume D, Folio 78C Consulting Surveyors 150604_LOT 21-A-1, BLOCK 13.DWG

PLAT OF LOT 21-A-1, BLOCK 13 EMIL MANN ADDITION

(BEING A REPLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A AND 24-B, BLOCK 13, EMIL MANN ADDITION)

SITUATE WITHIN

SECTION 30 , TOWNSHIP 10 NORTH , RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2015

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLinlk QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 subsyrface) hat the concrete or wood pack decking are other subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this



SHEET 2 OF 2

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