

**Purpose of Plat**  
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 23-B-1 AND 23-B-2 INTO ONE LOT TO CREATE LOT 23-B-1-A

- General Notes**
- THE BEARINGS SHOWN ARE NEW MEXICO STATE PLAIN GRID BEARINGS, CENTRAL ZONE, NAD83 AND ARE BASED ON ACS CONTROL MONUMENTS 7-H13 AND 8-H13, AS SHOWN HEREON.
  - DISTANCES ARE GROUND DISTANCES.
  - PLAT SHOWS ALL EASEMENTS OF RECORD.
  - ALL DATA IN PARENTHESES ARE RECORDED PLAT INFORMATION AS REFLECTED IN PLAT FILED MAY 9, 2005 IN BOOK 2005C, PAGE 147 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO
  - GROSS ACREAGE: 0.2985 ACRES
  - NUMBER OF EXISTING LOTS: 2
  - NUMBER OF LOTS CREATED: 1
  - ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SEWER SERVICE AVAILABLE TO THIS SITE.
  - IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
  - ZONE CLASSIFICATION: R-2
  - PLAT SHOWN HEREIN IDENTIFIES THE TYPE AND LIMITS OF ANY AND ALL EXISTING EASEMENTS AND EASEMENTS GRANTED BY THIS PLAT.
  - 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 THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Owner's Certification**

THE PLATTING SHOWN HERE ON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF.

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT. SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Janie Rowe (Jane G. Rowe)*  
 STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12<sup>th</sup> DAY OF February, 2018 BY *Janie Rowe (Jane G. Rowe)*  
 OWNER  
 MY COMMISSION EXPIRES 10/01/2020 *Albino Rodriguez*  
 NOTARY PUBLIC

*Gordon Rowe (Gordon Rowe III)*  
 STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12<sup>th</sup> DAY OF February, 2018 BY *Gordon Rowe (Gordon Rowe III)*  
 OWNER  
 MY COMMISSION EXPIRES 10/01/2020 *Albino Rodriguez*  
 NOTARY PUBLIC

**Bernalillo County Treasurer Approval**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC # 1-013-059-005-254-324-75 (LOT 23-B-1)  
 UPC # 1-013-059-005-250-324-70 (LOT 23-B-2)

PROPERTY OWNER OF RECORD: \_\_\_\_\_

COUNTY TREASURER: \_\_\_\_\_

**Legal**

LOT TWENTY-THREE-B-ONE-A (23-B-1-A) PREVIOUSLY DESIGNATED AS LOTS NUMBERED TWENTY-THREE-B-ONE (23-B-1) AND TWENTY-THREE-B-TWO (23-B-2) RICE'S DURANES ADDITION NO. 1 AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN MAY 9, 2005 IN BOOK 2005C, PAGE 147, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23-B-1-A, BEING A SET PK NAIL WITH WASHER STAMPED "LS8911" AND BEING THE POINT AND PLACE OF BEGINNING, WHENCE AN ACS BENCHMARK STAMPED "7-H13" BEARS N30°40'26"E, A DISTANCE OF 809.22 FEET, THENCE:

S 81°50'57" W, A DISTANCE OF 80.90 FEET TO A POINT BEING A SET PK NAIL WITH WASHER STAMPED "LS8911" AND BEING THE SOUTHWEST CORNER OF SAID LOT 23-B-1-A, THENCE;

N 05°34'55" W, A DISTANCE OF 162.82 FEET TO A POINT BEING A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS8911", AND BEING THE NORTHWEST CORNER OF SAID LOT 23-B-1-A, THENCE;

N 84°00'03" E, A DISTANCE OF 80.40 FEET TO A POINT BEING A SET PK NAIL WITH WASHER STAMPED "LS8911" AND BEING THE NORTHEAST CORNER OF SAID LOT 23-B-1-A, THENCE;

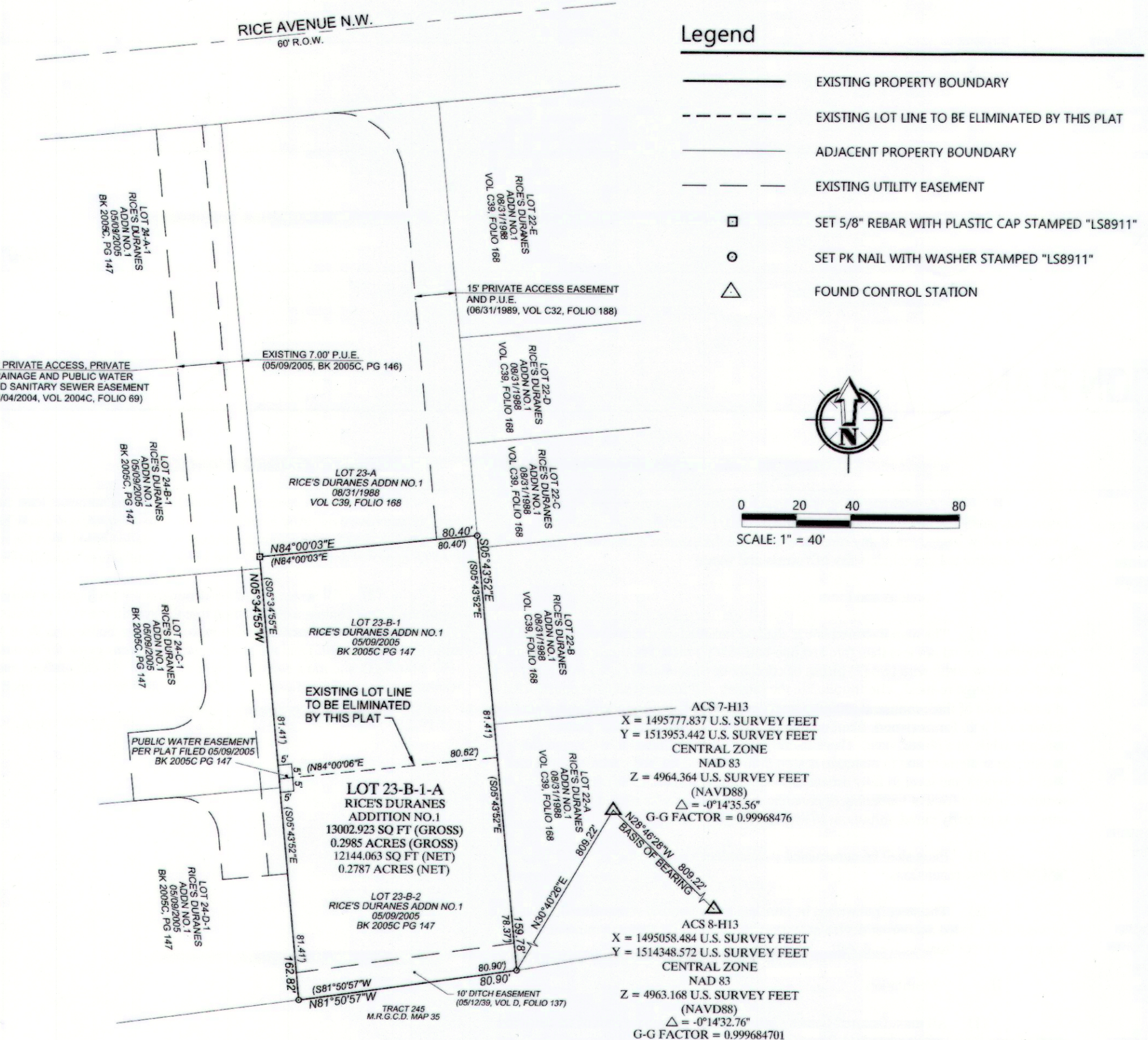
S05°49'52" E, A DISTANCE OF 159.78 FEET TO A POINT BEING A SET PK NAIL WITH WASHER STAMPED "LS8911" AND BEING THE SOUTHEAST CORNER OF SAID LOT 23-B-1-A AND BEING THE POINT AND PLACE OF BEGINNING. SAID LOT CONTAINS 13,002.923 SQUARE FEET, 0.2985 ACRES MORE OR LESS.

**Public Utility Easement**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- 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.
  - 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.
  - QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
  - 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 GRANITOR 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 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.

**DISCLAIMER**  
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST 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.



PLAT OF  
**LOT 23-B-1-A**  
**RICE'S DURANES ADDITION NO. 1**  
 PROJECTED SEC 7, T. 10 N., R. 3 E., N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2018

**City Approvals**

*Soren M. Reinbover P.S.* 2/12/18  
 CITY SURVEYOR DATE

TRAFFIC ENGINEER	DATE
PARKS AND RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**Utility Approvals**

PNM ELECTRIC	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE
ABCWUA	DATE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

**Flood Plain Certification**

LOT 23-B-1-A IS DESIGNATED AS SHADED ZONE "X" AND IDENTIFIED AS BEING PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FLOODPLAIN IS DETERMINED BY FEMA MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

**Surveyor's Certification**

I DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS PREPARED FROM FIELD NOTES OF ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL SURVEYORS, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Vigil*  
 DAVID R. VIGIL, N.M.P.S. 8911  
 DATE: 02/22/20

**NORTH STAR SURVEYING**  
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5469