

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.7002 ACRES±
 ZONE ATLAS INDEX NO: K-14-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: NOVEMBER 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF FOURTH STREET RIGHT OF WAY, AND TO CONSOLIDATE IT WITH THREE EXISTING LOTS INTO ONE NEW LOT, TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR COAL AVENUE, SW, AND TO VACATE TWO EASEMENTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- 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 CENTURYLINK 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 WITHIN THE EASEMENT 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 SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:		GRID /GROUND COORDINATES:		TYPE:
NM-C		GROUND		STANDARD
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS	
NAD83	NAVD88	0° 00' 00.00"	YES	
CONTROL USED:		BASE POINT FOR SCALING AND/OR ROTATION:		
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		N = 0		
COMBINED SCALE FACTOR:		E = 0		
GRID TO GROUND: 1.0003188671		DISTANCE ANNOTATION:	ELEVATION TRANSLATION:	
GROUND TO GRID: 0.9996812345		GROUND	±0.00'	
		BEARING ANNOTATION:	ELEVATIONS VALID:	
		GRID	NO	

RECORDING STAMP

DOC# 2017113373

11/28/2017 02:00 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2017C P: 0195 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED ONE-A (1-A), FIVE-A (5-A) AND NINE-A (9-A), TOGETHER WITH THE WEST FIVE FOOT WIDE STRIP OF FOURTH STREET, S.W. ADJACENT TO SAID LOTS 1-A AND 5-A TO BE VACATED BY PLAT, IN BLOCK LETTERED "N" OF THE PLAT OF LOTS 1-A, 5-A & 9-A ATLANTIC AND PACIFIC ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 2006, IN PLAT BOOK 2006C, PAGE 68, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983), AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY OF COAL AVENUE S.W. AND A POINT WITHIN THE RIGHT OF FOURTH (4TH) STREET, S.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO AGRS MONUMENT 18_K14 BEARS N 52°20'28" E, A DISTANCE OF 1980.62 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 08°15'04" W, A DISTANCE OF 81.68 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°13'33" W, A DISTANCE OF 49.75 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 81°20'43" W, A DISTANCE OF 80.09 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR W/ YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE N 09°19'22" E, A DISTANCE OF 1.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 81°11'14" W, A DISTANCE OF 137.50 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 08°41'55" E, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF COAL AVENUE, S.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 81°13'32" E, A DISTANCE OF 92.20 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "LS 8686";

THENCE S 81°13'32" E, A DISTANCE OF 109.95 FEET TO AN A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 15.17 FEET, A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 86°53'31", A CHORD BEARING OF S 37°32'13" E, AND A CHORD LENGTH OF 13.75 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 81°13'32" E, A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7002 ACRES (30,500 SQUARE FEET), MORE OR LESS MORE OR LESS, NOW COMPRISING OF TRACT 9-A-1, BLOCK N, ATLANTIC AND PACIFIC ADDITION.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL PUBLIC RIGHTS OF WAY FOR STREET PURPOSES SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

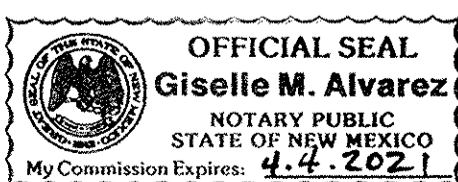
Robert J. Perry 11/20
 ROBERT J. PERRY
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, 2017 BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE.

By *Giselle M. Alvarez*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-4-2021



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER CITY OF ALBUQUERQUE
 SECTION 20, TOWNSHIP 3 N, RANGE 3 E,
 SUBDIVISION ATLANTIC AND PACIFIC ADDITION
 UPC LOT 9-A 101405712627820410
 UPC LOT 5-A 101405713528120409
 UPC LOT 1-A 101405713827220408

Plat of
 Lot 9-A-1, Block N
Atlantic and Pacific Addition
 Town of Albuquerque Grant
 Projected S. 20, T. 10, R. 3, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2017

Project No. 1004505
 Application No. 17DRB-70178
 Utility Approvals

Leonardo Vigil 8-25-17
 PNM DATE
Ki Galha 8-21-17
 NEW MEXICO GAS COMPANY DATE
[Signature] 8/25/2017
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
[Signature] 8/21/17
 COMCAST DATE

City Approvals

Scott J. Risculover P.S. 8/21/17
 CITY SURVEYOR DATE
[Signature] 11-8-17
 REAL PROPERTY DIVISION DATE
Roguel M. Mendez 11/8/17
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
Jon Entgaard 11/8/2017
 A.B.C.W.U.A. DATE
[Signature] 11/8/17
 PARKS AND RECREATION DEPARTMENT DATE
Dyna M. Mason 8-17-17
 AMAFCA DATE
Renee Brucete 11/8/17
 CITY ENGINEER DATE
[Signature] 11/21/17
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101405713827220408 PROPERTY OWNER OF RECORD 101405713827220409 City of Albuquerque BERNALILLO COUNTY TREASURER'S OFFICE.
[Signature] 11/28/17

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 11/17/17
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

(Circular Seal: LARRY W. MEDRANO, NEW MEXICO, REGISTERED PROFESSIONAL SURVEYOR, 11993)

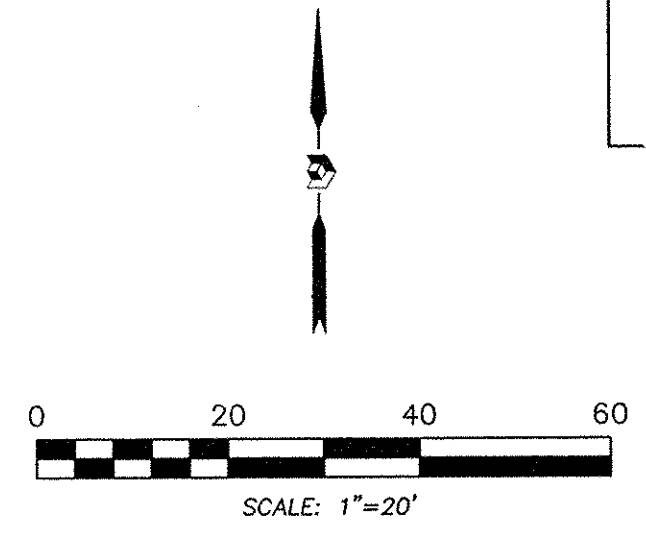


OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

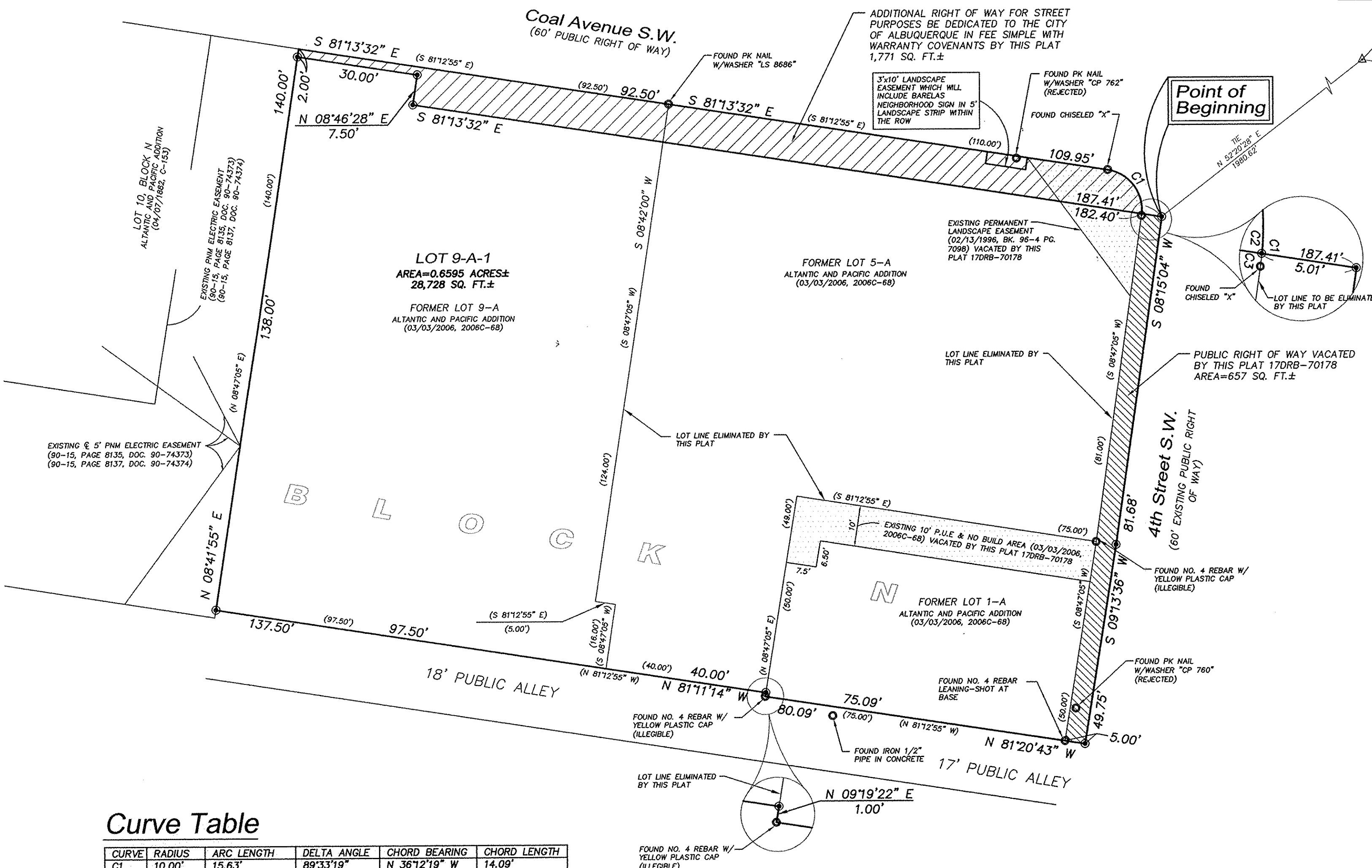
Plat of
Lot 9-A-1, Block N
Atlantic and Pacific Addition
 Town of Albuquerque Grant
 Projected S. 20, T. 10, R. 3, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2017

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 PLAT R \$25.00 B 2017C P: 0135 Linda Stover, Bernalillo County



A.G.R.S. MONUMENT "18_K14"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,486,053.905 US sft
 E=1,521,576.548 US sft
 PUBLISHED EL.=4963.415 US sft (NAVD 1988)
 GROUND TO GRID FACTOR=0.9986266
 DELTA ALPHA ANGLE=-013°41.57'

A.G.R.S. MONUMENT "S_K15B RESET 1982"
 STANDARD A.G.R.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,713.773 US sft
 E=1,523,768.861 US sft
 PUBLISHED EL.=5010.623 US sft (NAVD 1988)
 GROUND TO GRID FACTOR=0.998679809
 DELTA ALPHA ANGLE=-013°26.78'



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
 ○ FOUND AND USED MONUMENT AS DESIGNATED
 ● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.63'	89°33'19"	N 36°12'19" W	14.09'
	(10.00')	(15.71')	(90°00'00")	(S 36°12'55" E)	(14.14')
C2	10.00'	15.17'	86°53'31"	N 37°32'13" W	13.75'
C3	10.00'	0.46'	2°39'48"	N 07°14'26" E	0.46'

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PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

C:\2017\168160.AL - 37' 4th St. SW, Lots 1-A, 5-A, 9-A, B, N, Atlantic and Pacific Addition\CAD Files\168160.plg.dwg, 10/26/2017 3:56:41 PM