

VICINITY MAP (E-15) NO SCALE



DOC# 2016042182
05/10/2016 03:12 PM Page: 1 of 2
PLAT R-525.00 P-2016C P: 0053 M. Toulouse Oliver, Bernalillo Co
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS A & B, LANDS OF
RALPH & MONICA CORRIZ
A REPLAT OF TRACTS 67-A-1 AND 67-A-2, M.R.G.C.D. MAP 29
WITHIN PROJECTED SECTION 28, T. 11 N., R. 3 E., N.M.P.M.
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2015

PROJECT NUMBER: 1005108
Application Number: 15DRB-70478
City Approvals:

Soren A. Riechhoefer P.E. 12/28/15
City Surveyor Date

Randy M. Meind 1/20/16
Traffic Engineering, Transportation Division Date

Kristy Cole 01/20/16
ABCWUA Date

Carol S. Dumont 1-20-16
Parks and Recreation Department Date

Lynn M. Mazon 1-20-16
AMAPCA Date

[Signature] 1-20-16
City Engineer Date

[Signature] 1-20-16
DRB Chairperson, Planning Department Date

Utility Company Approvals:
Fernando Vignil 12-29-15
PNM Date

[Signature] 12/29/15
CenturyLink Date

[Signature] 12/29/15
Comcast Date

Chris Salley 12-29-15
New Mexico Gas Company Date

SUBDIVISION DATA

- 1. DRB Project No.
- 2. Zone Atlas Index No. E-15
- 3. Gross acreage 2.3861 Ac.
- 4. Existing number of lots 2
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the lot line between two lots.

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- 2. Perimeter distances are field measurements made on the ground.
- 3. Monuments recovered and accepted or reset are noted on inscribed plat.
- 4. No property within the area of requested 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 plat.
- 5. A twenty-four foot (24') Private Access, Private Waterline and Private Sewerline and Private Drainage Easement for the benefit of Tract B and any tenants of Tract A is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Tract B.
- 6. Public utility easements as shown are granted by this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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, 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 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.

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 28, Township 11 North, Range 3 East, N.M.P.M., within the Elena Gallegos Grant, Albuquerque, Bernalillo County, New Mexico, being known as Tracts 67-A-1 and 67-A-2, of the Middle Rio Grande Conservancy District Property Map No. 29, and being more particularly described as follows:
BEGINNING at the Southwest corner of the property herein described, being a point on the Easterly right-of-way line of Fourth Street, NW, from whence the ACS Monument "DOUGLAS" (x=1,520,286.421, y=1,505,417.495, NMSP Central Zone, NAD 83) bears S 41° 31' 58" W, 5709.77 feet distant;
THENCE along said Easterly right-of-way line, N 08° 54' 56" E, 124.55 feet; THENCE N 08° 53' 52" E, 122.08 feet to the Northwest corner; THENCE leaving said Easterly right-of-way line, S 76° 21' 57" E, 454.71 feet to the Northeast corner; THENCE S 24° 03' 43" W, 124.82 feet; THENCE S 23° 59' 15" W, 126.24 feet to the Southeast corner; THENCE N 76° 11' 42" W, 389.11 feet to the Point of Beginning and containing 2.3861 acres, more or less.

NOTE: EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Ralph Corriz 12/16/2015
Date

Ralph Corriz

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

On this 16th day of December, 2015, the foregoing instrument was acknowledged by:

Ralph Corriz, Owner

My Commission expires 07/13/2019



Michael M. Rueckhaus
Notary Public

Monica Corriz 12/16/2015
Date

Monica Corriz

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

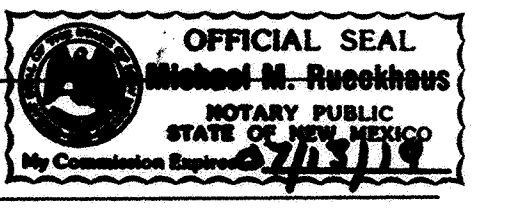
) ss

COUNTY OF BERNALILLO)

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Monica Corriz, Owner

My Commission expires 07/13/2019

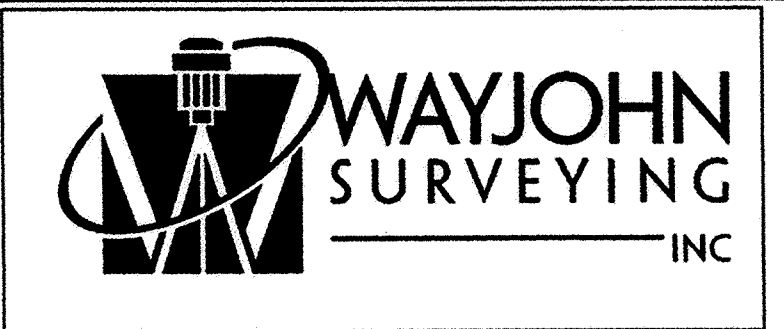
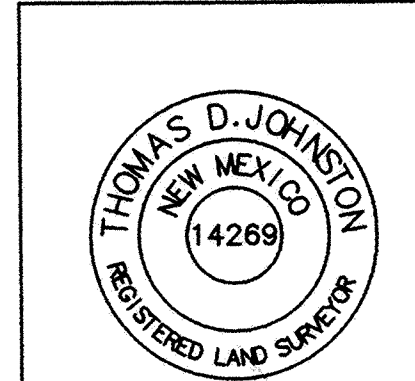


Michael M. Rueckhaus
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 12-09-15
Date
Thomas D. Johnston, N.M.P.S. No. 14269



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 015 062 031 134 30618, 1 015 062 027 124 30617

PROPERTY OWNER OF RECORD:
CORRIZ, RALPH & MONICA
BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 8-10-16

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2015
OWNER: CORRIZ, RALPH & MONICA	CHECKED: T D J	DRAWING NO. SP70115.DWG	SHEET 1 OF 2
LOCATION: SEC. 28, T.11 N., R.3 E., LANDS OF CORRIZ	3 AUG 2015		