

VICINITY MAP (K-13-Z) N.T.S.

SUBDIVISION DATA
 Zone Atlas No: K-13-Z
 Gross Acreage: 0.1612 Acre ±
 Total No. of Existing Lots: Three (3)
 Total No. of Proposed Lots: Two (2)
 Total Mileage of Streets created: -0-
 Existing Zoning: SU-2 R-1
 U.P.C. No: See Treasurer's Certificate Below
 Date of Survey: May 2015

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 erected on the lots of parcels within the area of this plat.

PLAT OF
 LOTS 6-A & 6-B, BLOCK 6 (SIX)
 PLAT OF THE
 SANTA FE ADDITION
 SITUATE WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJ. SEC. 19, T10N., R3E., N.M.P.M.
 TO THE CITY OF
 ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY 2015

PURPOSE OF PLAT
 The purpose and intent of this replat is to vacate existing interior lot lines and create two (2) new lots and grant additional reciprocal private access & drainage easements.

FREE CONSENT AND GRANT OF EASEMENT STATEMENT
 Surveyed and Replatted and now comprising of Lot 6-A and 6-B, Block 6 (Six), Santa Fe Addition, Situate within Town of Albuquerque Grant, Projected Sec., 19, T.10N., R.3E., N.M.P.M., to the City of Albuquerque, Bernalillo County, New Mexico. The undersigned owner and proprietor of the property described hereon does hereby consent to the platting of said property as shown hereon. Said owner and proprietor of the property described does hereby grant any and all easements existing and/or created by the plat. Said owner and proprietor warrant that he holds complete and indefeasible title in fee simple to the land replatted.

Owner and Proprietor
 Lots 6-A & 6-B, Block Six (6)

 Ronald J. Romero

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 On this 18th day of August, 2015, before me a notary public in and for said County and State, personally appeared Ronald J. Romero, to me known to be the person described and executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

 Notary Public
 My Commission Expires 3/7/2018

GENERAL NOTES/REFERENCES

- Bearings as shown hereon are Grid Bearings based on City of Albuquerque Control Monuments Stamped "B-113" (Central Zone NAD 83) Northing=1481048.910, Easting=1518508.493, Ground to Grid Factor=0.999683861, Delta Alpha Angle = -0°14'02.76" and City of Albuquerque Control Monument Stamped "10-114", (Central Zone NAD 83), Northing=1480983.635, Easting=1519873.633, Ground to Grid Factor=0.999683551, Delta Alpha = -0°13'53.32".
- Address of Lot 6-A is 812 Pacific Avenue S.W., Albuquerque, New Mexico, Bernalillo County 87102. Address of Lot 6-B is 810 Pacific Avenue S.W., Albuquerque, New Mexico, Bernalillo County 87102.
- The site as hereon indicated in within Flood Zone X; Areas of 2% annual chance flood Areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, per NFIP FIRM Panel 0333H, Bernalillo County, New Mexico, Panel 333 of 825, City of Albuquerque, Map Number 35001C033H, Map Revised August 16, 2012.
- Gross land area: 0.1612 acres, more or less (7024.7 square feet+/-).
- Current zoning classification is: SU-2, R-1.
- Unless otherwise indicated all property corners set on this survey were No. 5 rebars 18" in length with cap stamped Gary D. Gardey LS 12642 unless otherwise noted.
- Warranty Deed Nicolas R. Parada, as Trustee of the Felipe V. Parada Revocable Trust dated February 28, 2004, for consideration paid, grants to Ronald J. Romero, a single man, whose address is 511 Marble N.W., Albuquerque, NM 87102, per Warranty Deed recorded in the office of the Bernalillo County Clerk on February 22, 2008, Doc # 2008020011.
- No easements of record.
- Lot 8, Block 6, Santa Fe Addition Parcel ID: 1 013 057 504 068 40252; Lots 6 & 7, Block 6, Santa Fe Addition Parcel ID: 1 013 057 507 069 40253;
- 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 the plat.

TREASURER'S CERTIFICATE

This is to certify that the taxes are current and paid on: _____
 U.P.C. #: _____
 Property owner(s) of record: _____
 Bernalillo County Treasurer's Office: _____
 By: _____ Date: _____
 For: _____

PROJECT NUMBER: _____

PLAT APPLICATION NUMBER: _____

CITY APPROVALS:

 CITY SURVEYOR P.S. 7/30/15
 DATE

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

ABCWUA _____ DATE

REAL PROPERTY DIVISION _____ DATE

A.M.A.F.C.A. _____ DATE

CITY ENGINEER, ENGINEERING DIVISION _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

UTILITY COMPANY APPROVALS

PNM ELECTRIC SERVICES DIVISION _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE

COMCAST _____ DATE

PUBLIC UTILITY EASEMENTS

- 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 the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Qwest Communications d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 - Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, and over said easement(s), include sufficient working area space for electrical 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

PNM DISCLAIMER

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

LEGAL DESCRIPTION

A certain tract of land situate within the City of Albuquerque, New Mexico, Bernalillo County, Town of Albuquerque Grant, within Projected Section 19, Township 10 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.) being and comprising Lots numbered Six (6), Seven (7) and Eight (8) in Block numbered Six (6) of the Santa Fe Addition, filed in the office of the Probate Clerk and Ex-officio recorder of Bernalillo County, New Mexico, on May 5, 1913, in Volume C2, Folio 21; and being more particularly described by metes and bounds description as follows:

BOUNDED:
 On the North by the existing southerly right-of-way line of Pacific Avenue SW;
 On the East by Lot 5, Block 6, Santa Fe Addition;
 On the South by the T.G. Apodaca Addition;
 On the West by Lot 9, Block 6, Santa Fe Addition;

BEGINNING, for a tie, at the Southeast corner of the parcel herein set forth (a set No 5 rebar with cap stamped Gary D. Gardey L.S. No. 12642), being the identical Southeast corner of Lot 6 (Six), Block 6 (Six), Santa Fe Addition, whence Albuquerque Control Station (A.C.S.) Monument Station "B-113", Northing=1481048.91, Easting=1518508.493, Ground to Grid Factor = 0.999683861, Delta Alpha = -00°14'02.76", NAD 83, Central Zone, Elevation = 4956.034 (NAVD 1988), bears S.04°04'32"E., 1595.87 feet distant, thence;

S.88°17'44"W., 75.03 feet to the Southwest corner of the parcel herein set forth, being the identical Southwest corner of Lot 8 (Eight), Block 6 (Six), Santa Fe Addition (a set No. 5 Rebar with cap stamped Gary G. Gardey, L.S. No. 12642), thence;

N.02°03'00"W., 94.08 feet to the Northwest corner of the parcel herein set forth, being the identical Northwest corner of Lot 8, Block 6, Santa Fe Addition, a point on the southerly right-of-way line of Pacific Avenue S.W. (a set No. 5 Rebar with cap stamped Gary D. Gardey, L.S. No. 12642), thence;

N.89°03'57"E., 75.12 feet along said southerly right-of-way line of Pacific Avenue S.W., to the Northeast corner of the parcel herein set forth, being the identical Northeast corner of Lot 6 (Six), Block 6 (Six), Santa Fe Addition (a set No. 5 Rebar with cap stamped Gary D. Gardey, L.S. No. 12642, thence leaving said southerly right-of-way line of Pacific Avenue S.W., and running thence;

S.02°00'12"W., 93.07 feet to the Southeast corner of the parcel herein set forth and the point of beginning of the parcel herein set forth.

Containing 0.1612 acres, (7024.7 square feet), more or less.

"RECIPROCAL PRIVATE ACCESS AND DRAINAGE EASEMENT MAINTENANCE AGREEMENT"

Whereas, the owners and proprietors of Lot 6-A, Block 6 and Lot 6-B, Block 6, Santa Fe Addition, are to be responsible for the maintenance to said Reciprocal Private Access and Drainage Easement. Should the parties to this agreement convey title to other parties in the future by sale or other transfer mechanism, the responsibilities outlined in this agreement shall pass to said third parties according to land parcel ownership.

SURVEYOR'S CERTIFICATE

I, Gary D. Gardey, New Mexico Registered Professional Land Surveyor No. 12642, licensed and registered under the Laws of the State of New Mexico, do hereby certify that the plat was prepared under my direct supervision, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief and meets the Minimum Requirements of Land Surveys as set forth by the State of New Mexico.

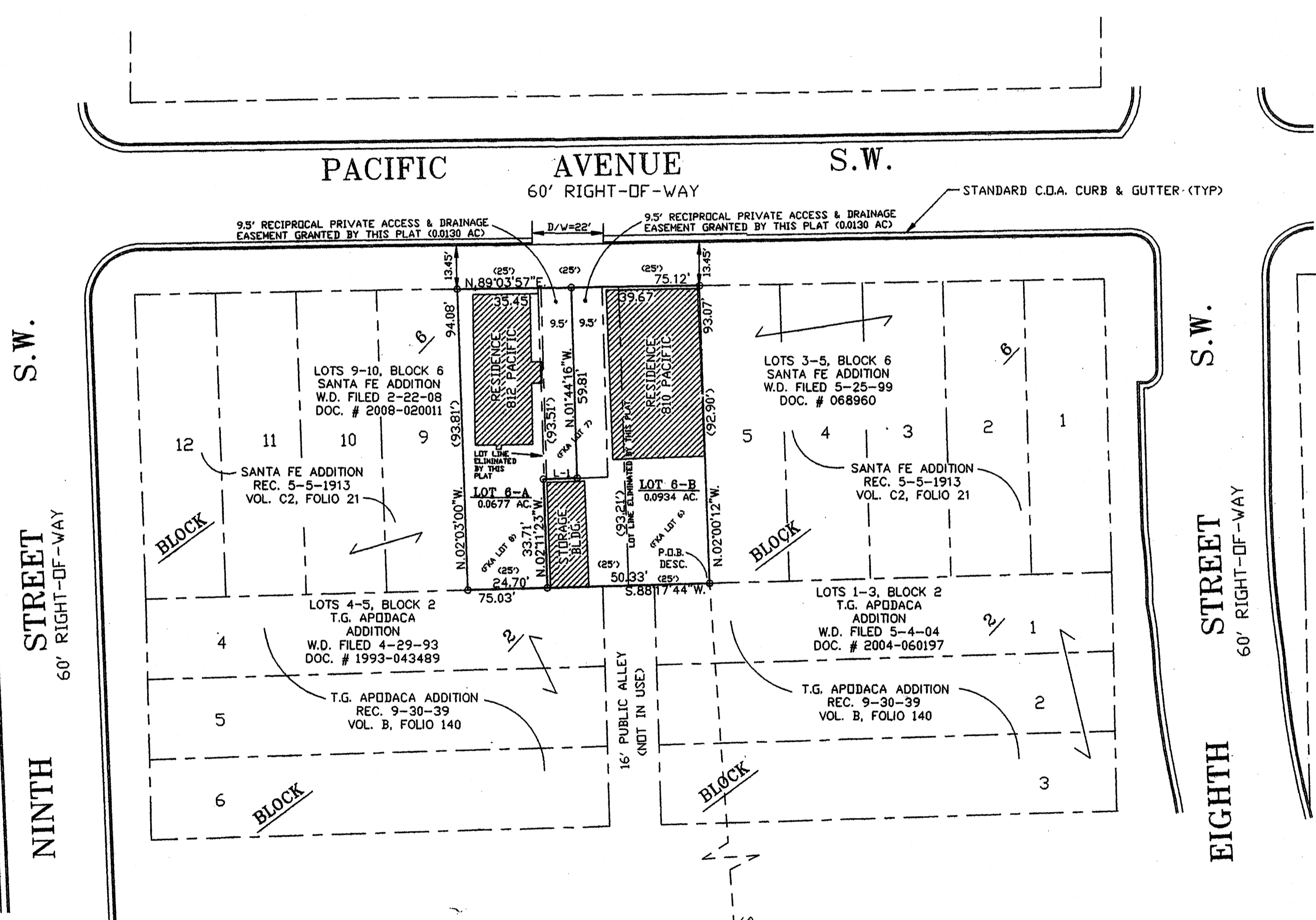
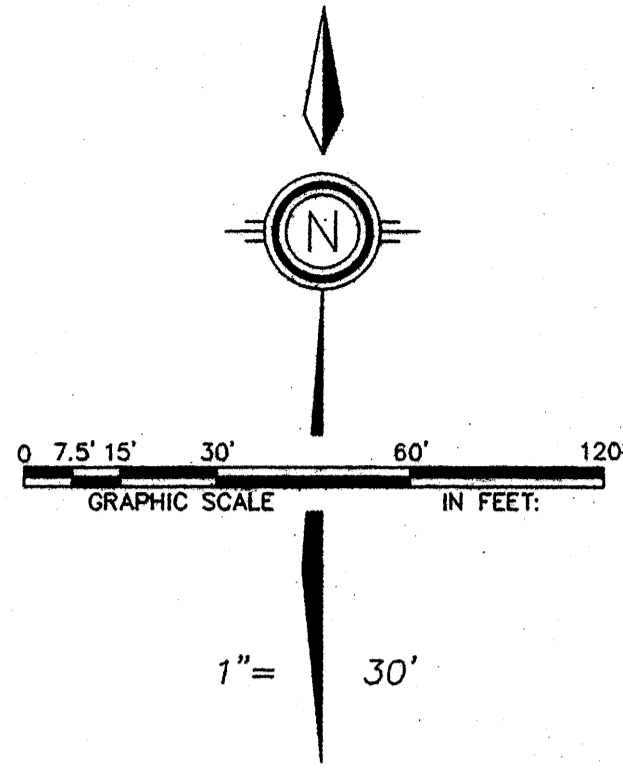
Gary D. Gardey, N.M.R.L.S. No. 12642 Date 7-13-2015



DATE: 3-20-15	DRAWN BY: R.H.
SHEET: 1 OF 2	CHECKED BY: G.G. JOB NO. 15-412
REVISIONS: 7-10-15	REVISIONS:
REVISIONS:	REVISIONS:

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JULY 2015



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°49'13"E	10.50'

A.C.S. MONUMENT STA. "B-113"
 NORTHING (US survey feet): 1481048.91
 EASTING (US survey feet): 1518508.493
 G/G FACTOR = 0.999683861
 DELTA ALPHA = -00_14_02.76
 NAD 83
 CENTRAL ZONE
 ELEVATION = 4956.034
 NAVD 1988

DATE: 3-20-15	DRAWN BY: R.H.	
SHEET: 2 OF 2	CHECKED BY: G.G.	JOB NO. 15-412
REVISIONS: 7-10-15	REVISIONS:	
REVISIONS:	REVISIONS:	