

Vicinity Map Zone Atlas A-13-Z

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Glenn Wiltse 10-14-10
 GLENN WILTSE, OWNER LOT 122-P1 DATE

Acknowledgment

STATE OF }
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14th of October, 2010
 BY: GLENN WILTSE, HUSBAND

Charles Calderon 5-12-2014
 NOTARY PUBLIC MY COMMISSION EXPIRES

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James Reimer 10-14-10
 JAMES REIMER, OWNER LOT 146-P1 DATE

Andrea Reimer 10-14-10
 ANDREA REIMER, OWNER LOT 146-P1 DATE

Acknowledgment

STATE OF }
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14th of October, 2010
 BY: JAMES AND ANDREA REIMER, HUSBAND AND WIFE

Charles Calderon 5-12-2014
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 6, Township 11 North, Range 3 East,
 as Projected in the Town of Alameda Grant
 Subdivision: Mirador Sandias at Seven Bar Ranch
 Owner: James & Andrea Reimer
 UPC #101306617601531228 (Lot 146-P1)

Legal Description

LOT 146-P1, OF MIRADOR SANDIAS SUBDIVISION AT SEVEN BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 1999 IN BOOK 99C, PAGE 170.

AND

LOT 122-P1, OF COTTONWOOD HILLS SUBDIVISION AT SEVEN BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 1, 1999 IN BOOK 99C, PAGE 169.

BOTH LOTS BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PACKAWAY ROAD NW;

THENCE, FROM SAID POINT OF BEGINNING COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, S 02°29'20" E, A DISTANCE OF 5.12 FEET TO A POINT OF CURVATURE BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

51.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 97.00 FEET, A DELTA OF 30°09'09", AND A CHORD BEARING S 17°33'47" E, A DISTANCE OF 50.46 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY LINE S 48°16'03" W, A DISTANCE OF 210.46 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL "LS 10042";

THENCE, N 49°01'38" W, A DISTANCE OF 0.48 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 37°39'53" W, A DISTANCE OF 111.43 FEET TO A POINT OF CURVATURE, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CAPROCK ROAD NW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, 48.71 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 751.00 FEET, A DELTA OF 03°42'58", AND A CHORD BEARING N 54°12'02" W, A DISTANCE OF 48.71 FEET, TO AN ANGLE POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 33°56'55" E, A DISTANCE OF 116.51 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 49°01'38" E, A DISTANCE OF 6.39 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL;

THENCE, N 48°16'03" E, A DISTANCE OF 240.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3923 ACRES (17,090 SQ. FT.) MORE OR LESS.

NM GAS and PNM Note

IN 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 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.

Purpose of Plat

1. TO ADJUST THE LOT LINE BETWEEN LOTS 146-P1 AND 122-P1.

Subdivision Data

GROSS ACREAGE. 0.3923 ACRES
 ZONE ATLAS PAGE NO. A-13-Z
 NUMBER OF EXISTING LOTS. 2 LOTS
 NUMBER OF LOTS CREATED. 2 LOTS
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE 0
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 DATE OF SURVEY. OCTOBER 2010

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST AS PROJECTED IN THE TOWN OF ALAMEDA GRANT.

Indexing Information

Section 6, Township 11 North, Range 3 East,
 as Projected in the Town of Alameda Grant
 Subdivision: Cottonwood Hills at Seven Bar Ranch
 Owner: Glenn & Helen Wiltse
 UPC #101306618103831310 (Lot 122-P1)

Plat of
**Lot 146-A-P1, Mirador Sandias
 Subdivision, Seven-Bar Ranch and
 Lot 122-A-P1, Cottonwood Hills
 Subdivision, Seven-Bar Ranch**

comprised of
**Lot 146-P1, Mirador Sandias Subdivision, Seven-Bar Ranch &
 Lot 122-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch**
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1008558

Application Number

City approvals:

Glenn Wiltse 10-18-10
 City Surveyor Date

Glenn Wiltse 10/27/10
 Traffic Engineer, Transportation Division Date

Allan Pente 10/27/10
 ABCWA Date

Charles Calderon 10/27/10
 Parks and Recreation Department Date

Brendley D. Bingham 10/28/10
 AMAFCA Date

Curtis C. Chen 10-27-10
 City Engineer Date

Paul Chen 10-28-10
 DBP Chairperson, Planning Department Date

Utility approvals:

Fernando Kijal 10-28-10
 PNM Electric Services Date

Tom Giff 10-28-10
 New Mexico Gas Company Date

Michael Ramirez 10-28-10
 Qwest Telecommunications Date

Robert Maudsion 10-28-10
 Comcast Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 10/14/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



Doc# 2010100466
 10/05/2010 08:28 AM Page: 1 of 2
 REL R: \$11.00 M. Toulouse Oliver, Bernalillo County

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101306617601531228 PROPERTY OWNER OF RECORD: JAMES & ANDREA REIMER BERNALILLO COUNTY CLERK'S OFFICE: 10/24/10

Easement Notes

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-170)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-169)

Disclaimer

IN 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 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.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Plat of
Lot 146-A-P1, Mirador Sandias
Subdivision, Seven-Bar Ranch and
Lot 122-A-P1, Cottonwood Hills
Subdivision, Seven-Bar Ranch**

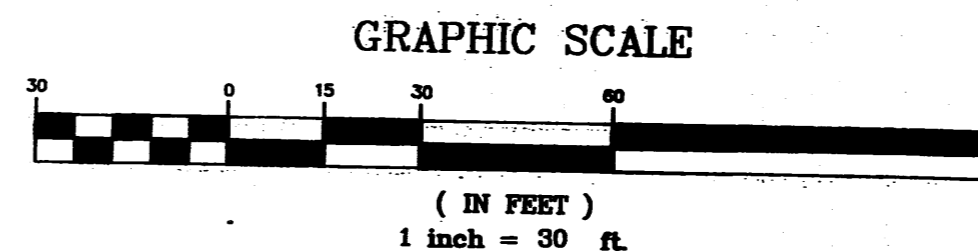
comprised of
**Lot 146-P1, Mirador Sandias Subdivision, Seven-Bar Ranch &
Lot 122-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch**
City of Albuquerque
Bernalillo County, New Mexico
October 2010

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

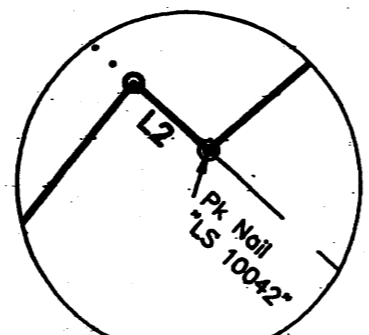
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.39'	S49°01'38"E
L2	0.48'	S49°01'38"E
L3	5.12'	N02°29'20"W
L4	22.00'	N87°30'40"E
L5	21.97'	S48°16'03"W
L6	22.99'	N32°51'01"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.05' (51.04')	97.00' (97.00')	30°09'09"	50.46'	S 17°33'47" E
C2	48.71' (48.71')	751.00' (751.00')	3°42'58"	48.70'	N 54°12'02" W
C3	15.40' (15.40')	97.00' (97.00')	3°42'58"	48.70'	N 54°12'02" W

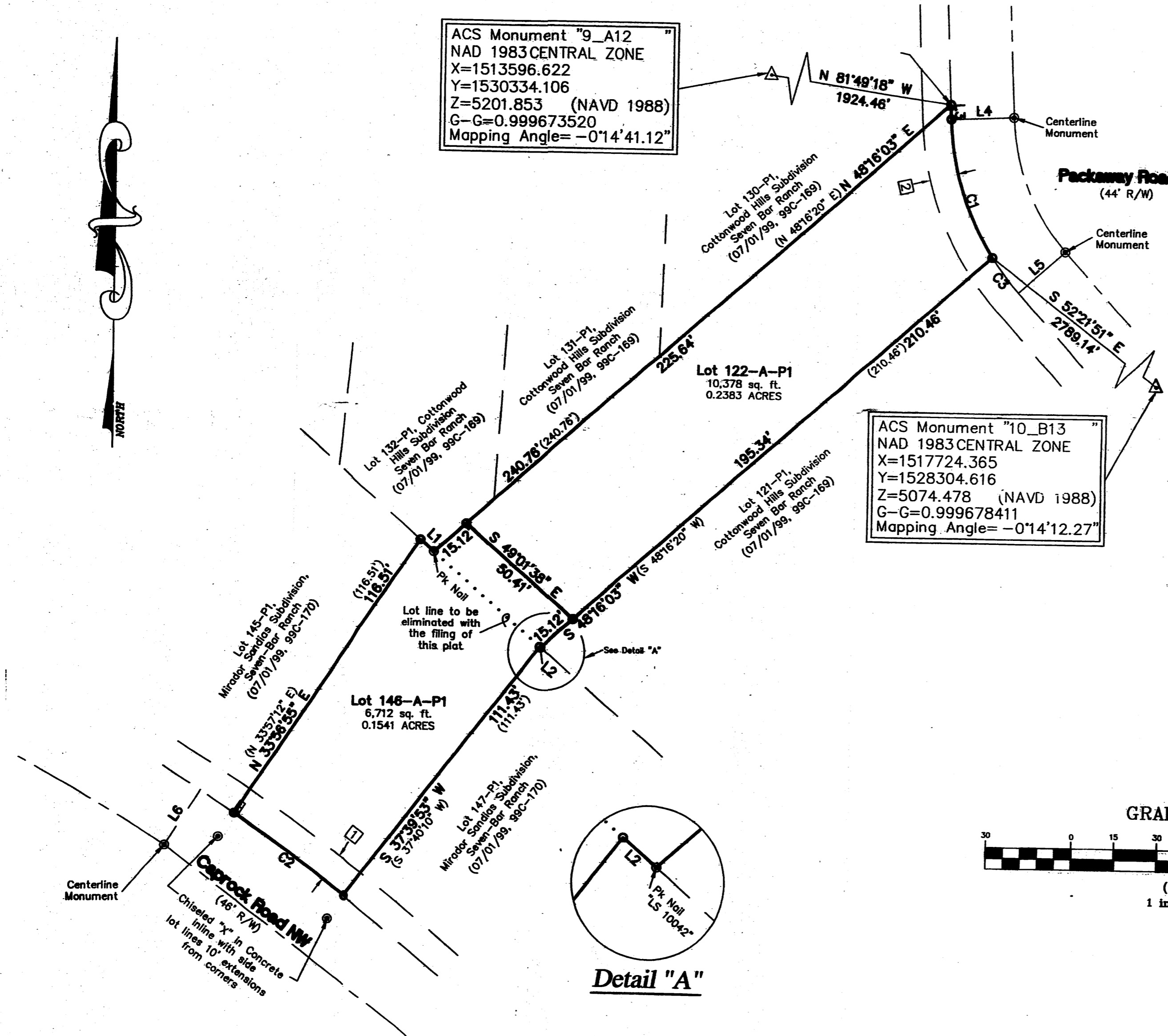


ACS Monument "9_A12"
NAD 1983 CENTRAL ZONE
X=1513596.622
Y=1530334.106
Z=5201.853 (NAVD 1988)
G-G=0.999673520
Mapping Angle=-0°14'41.12"

ACS Monument "10_B13"
NAD 1983 CENTRAL ZONE
X=1517724.365
Y=1528304.616
Z=5074.478 (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"

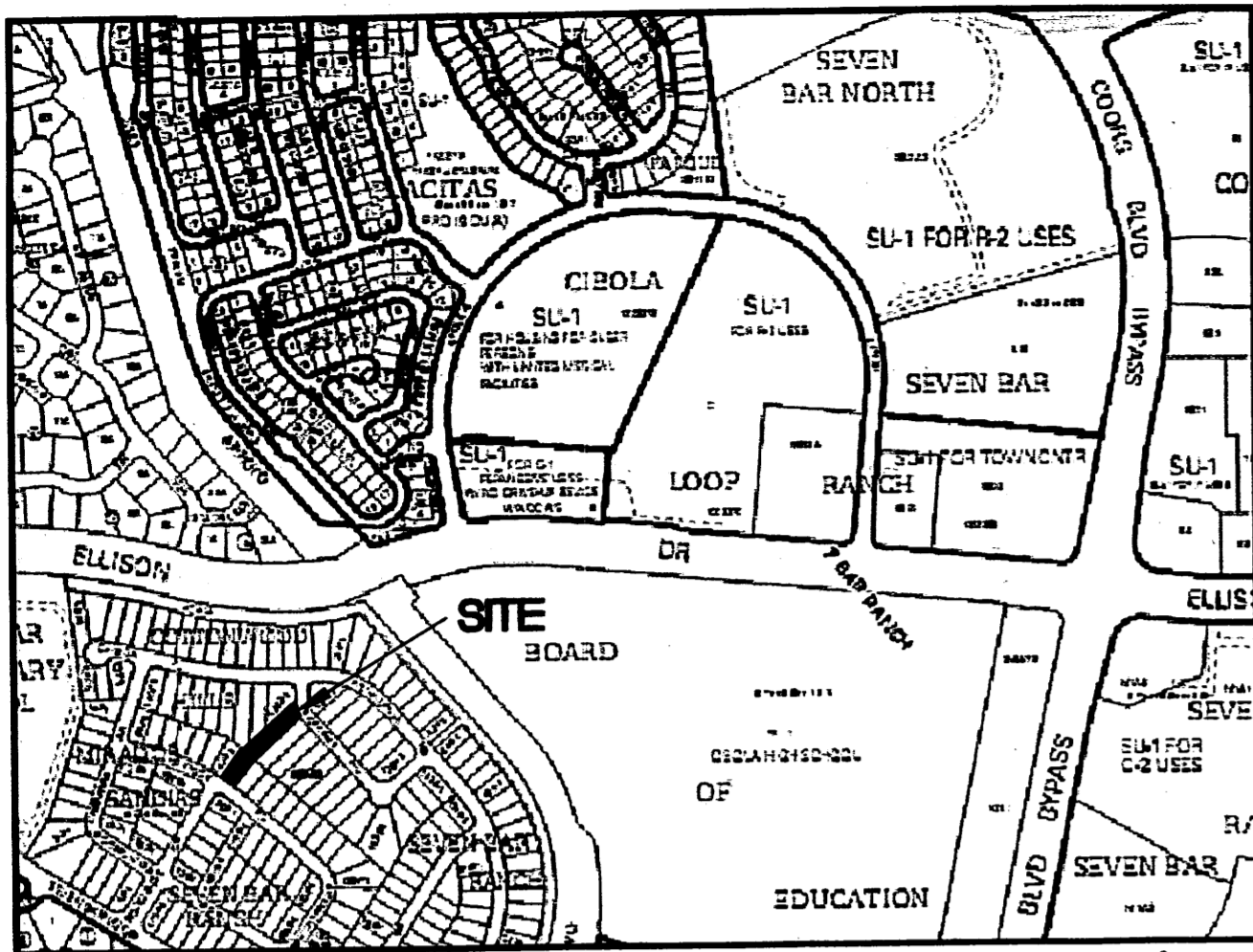


Detail "A"



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



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Glenn Wiltse 10-16-10
 GLENN WILTSE, OWNER LOT 122-P1 DATE

Acknowledgment

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 COUNTY OF }
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James Reimer 10-14-10
 JAMES REIMER, OWNER LOT 146-P1 DATE

Andrea Reimer 10-14-10
 ANDREA REIMER, OWNER LOT 146-P1 DATE

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Purpose of Plat

1. TO ADJUST THE LOT LINE BETWEEN LOTS 146-P1 AND 122-P1.

Subdivision Data

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 NUMBER OF LOTS CREATED. 2 LOTS
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 MILES OF FULL WIDTH STREETS. 0.00
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 DATE OF SURVEY. OCTOBER 2010

Notes

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Project Number _____

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 Traffic Engineer, Transportation Division Date

ABCWUA _____
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Parks and Recreation Department _____
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AMAFCA _____
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City Engineer _____
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DRB Chairperson, Planning Department _____
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 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

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 P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Easement Notes

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- ② EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-169)

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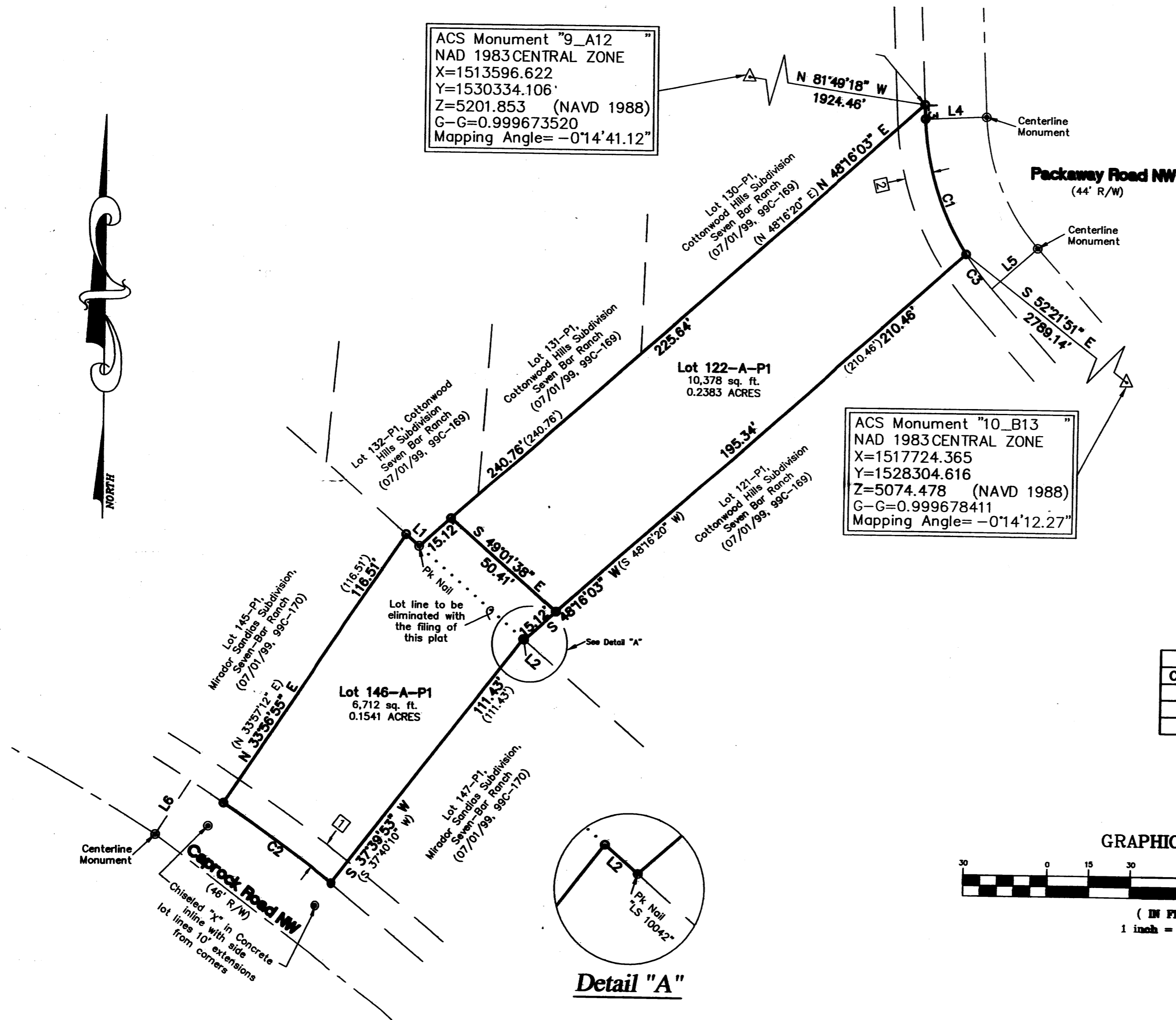
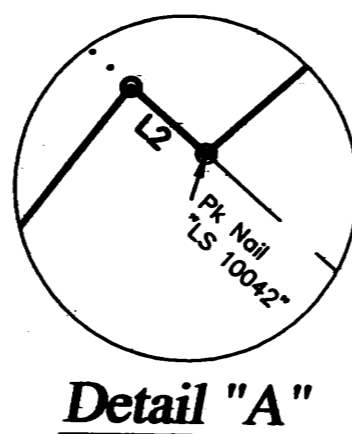
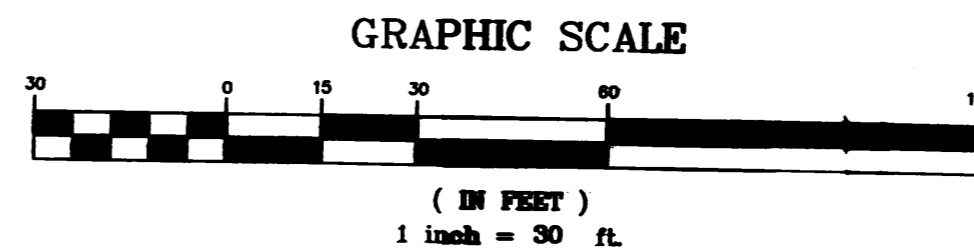
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Y=1528304.616
Z=5074.478 (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
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○	SET BATHEY MARKER "LS 14271"

LINE TABLE		
LINE	LENGTH	BEARING
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