

VICINITY MAP SCALE: NTS ZONE ATLAS: L-19-Z

**SUBDIVISION DATA**

GROSS ACREAGE	4.1783 Acres
ZONE ATLAS NO.	L-19-Z
NO. OF EXISTING LOTS	4
NO. OF TRACTS CREATED	1
NO. OF LOTS ELIMINATED	4
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 S.F.
DATE OF SURVEY	APRIL, 2012

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent 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 the elimination of lot lines as shown hereon, and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried 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(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 owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Animal Humane Association of New Mexico, Inc.  
By: Margaret Weigle, Executive Director

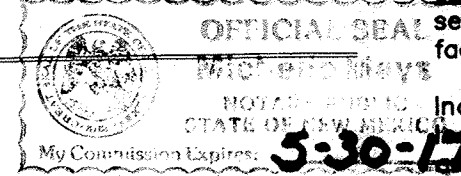
*Margaret Weigle* 9/29/14  
Margaret Weigle, Executive Director

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4-29-14  
By Animal Humane Association of New Mexico, Inc., by Margaret Weigle, its Executive Director.

*Michelle Hays* May 30, 2017  
Michelle Hays  
NOTARY PUBLIC MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A tract of land situate within Section 30, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of PARCEL A, ANIMAL HUMANE ASSOCIATION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1982, in Volume C20, Folio 007, together with all of PARCEL A, SERVICE CIRCUITS, INC., as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 31, 1979, in Volume C15, Folio 176 and all of LOTS B & C, LANDS OF WALTER MYERS, as the same is shown and designated on said plat, filed for record on September 19, 1978, in Volume B15, Folio 095, and containing 4.1623 acres more or less.

**PURPOSE OF PLAT**

1. TO CREATE PARCEL "A-1" AS SHOWN HEREON.
2. TO VACATE A PORTION OF SAN JOAQUIN AVENUE SE. RIGHT-OF-WAY.
3. TO ELIMINATE LOT LINES AS SHOWN HEREON.
4. TO CREATE EASEMENTS AS SHOWN HEREON.

**NOTES:**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distance in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:  
"ANIMAL HUMANE ASSOCIATION", (08-03-1982, C20-007)  
"SERVICE CIRCUITS, INC.", (10-31-1979, C15-176)  
"LAND OF WALTER MYERS", (09-19-1978, B15-095)  
All being records of Bernalillo County, New Mexico.
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. Address of Property: 615 Virginia Street SE, Albuquerque, NM 87108
7. 100 Year Flood Zone Designation: Zone X as shown on Panel 358 of 825, Flood Insurance Rate Map, Bernalillo County, New Mexico, dated September 26, 2008. (This Property does not lie within the 100 Year Flood Plain).
8. **SOLAR NOTE:** No property within the area of this Plat shall 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.

PUBLIC UTILITY EASEMENTS (PUE) 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.  
Comcast D/B/A Xfinity 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, alter, 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 QC 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.

PROJECT #: 10093410  
 DATE: 5-28-14  
 APP #: 14-70170(R15)

PLAT FOR  
PARCEL A-1  
ANIMAL HUMANE ASSOCIATION ADDITION  
WITHIN  
SECTION 30  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2014

**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: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

*Fernando Vigil*  
Public Service Company of New Mexico

5-16-14  
Date

*[Signature]*  
New Mexico Gas Company

5/19/14  
Date

*[Signature]*  
Qwest Telecommunications

5/16/14  
Date

*[Signature]*  
Comcast

5/22/14  
Date

**City Approvals:**

*[Signature]*  
City Surveyor

5-16-14  
Date

Real Property Division

Date

Traffic Engineering, Transportation Division

Date

Albuquerque Bernalillo Water Utility Authority

Date

Parks and Recreation Department

Date

AMA/FA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, 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."

*[Signature]* 05/14/14  
Timothy Aldrich P.S. No. 7719 Date



**ALDRICH LAND SURVEYING**

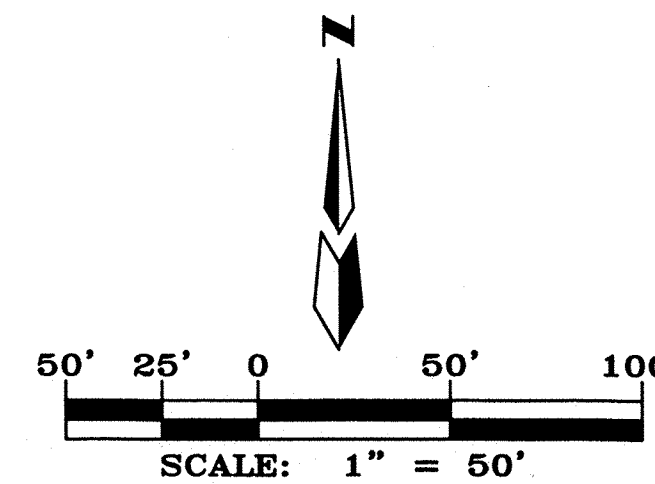
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

PLAT W/ Vacated ROW.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 4/24/2014	Job: A12003	

F:\A12003\A12003 Animal Humane Shelter\PLATS\FINAL PLATS\A12003 PLAT W Vacated ROW.dwg, Cover, 4/25/2014 9:32:01 AM, 1/28/2014

PLAT FOR  
**PARCEL A-1**  
 ANIMAL HUMANE ASSOCIATION ADDITION  
 WITHIN  
 SECTION 30  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2014

**DISCLAIMER**  
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**PROPERTY CORNERS**

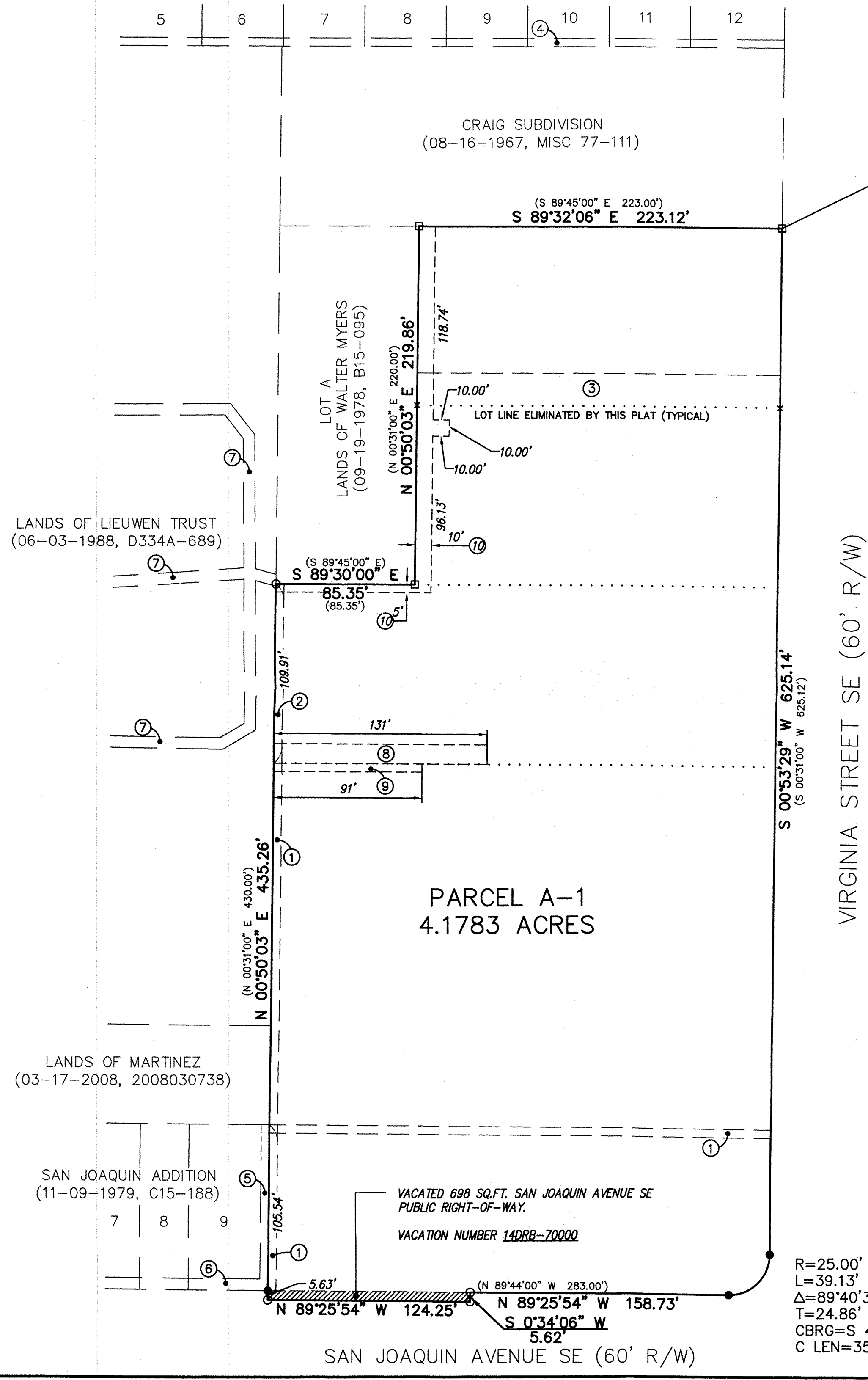
- FOUND 5/8" REBAR W/CAP "LS 1010"
- FOUND BATHEY MARKER "LS 14271"
- SET 5/8" REBAR W/CAP "LS 7719"

**EASEMENTS**

- ① 5' MST&T EASEMENT (09-15-1980, BK. 798, PG. 164-165)
- ② 5' UTILITY EASEMENT (BK. MISC. 69, PG. 140)
- ③ 20' ACCESS EASEMENT (09-19-1978, B15-095)
- ④ 5' UTILITY EASEMENT (01-17-1949, B00-129)
- ⑤ 5' UTILITY EASEMENT (11-09-1979, C15-188)
- ⑥ 7' UTILITY EASEMENT (11-09-1979, C15-188)
- ⑦ 7' PNM AND MST&T EASEMENT (09-25-1980, BK. MISC. 800, PG. 866)
- ⑧ 12' X 131' PNM EASEMENT (01-02-2013, DOC. # 2013000158)
- ⑨ 5' X 91' PNM EASEMENT (01-02-2013, DOC. # 2013000159)
- ⑩ PUE (PUBLIC UTILITY EASEMENT) GRANTED BY THIS PLAT

*[Handwritten Signature]*  
 05/14/14  
**ALDRICH LAND SURVEYING**

F:\A12\085\A12003 Animal Humane Shelter\PLATS\FINAL PLATS\2014 plat\A12003 PLAT W Vacated ROW.dwg, plat border, 4/25/2014 9:32:18 AM, ssp@blm



AGRS MONUMENT  
 "5-K20"  
 N=1482001.249  
 E=1553259.684  
 G-G=0.999652832  
 Δα=-00°10'02.59"  
 CENTRAL ZONE  
 ELEV=5429.995  
 (NAD83/NAVD88)

VIRGINIA STREET SE (60' R/W)  
 S 00°53'29" W 625.14'  
 (S 00°31'00" W 625.12')

R=25.00'  
 L=39.13'  
 Δ=89°40'37"  
 T=24.86'  
 CBRG=S 45°43'48" W  
 C LEN=35.26'

(R=25.00')  
 (L=39.15')  
 (CBRG=S 45°24'30" W)  
 (C LEN=35.27')

PLAT W/ Vacated ROW.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 4/24/2014	Job: A12003	