

Vicinity Map Zone Atlas K-17-Z n.t.s.

**Legal Description**

LOTS NUMBERED THIRTY-TWO (32) AND THIRTY-THREE (33) IN BLOCK NUMBERED ELEVEN (11) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, 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 SEPTEMBER 2, 1911, IN PLAT BOOK D1, FOLIO 32 AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF LOT 33, BLOCK 11, MARKED BY A CHISELED X, WHENCE A TIE TO ACS MONUMENT 6\_K18A BEARS N 50°08'37" E, A DISTANCE OF 1627.31 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 00°12'40" W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A CHISELED X";

THENCE, N 89°47'20" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF ADAMS STREET SE, MARKED BY A CHISELED X IN CONCRETE;

THENCE, COINCIDING SAID EASTERLY RIGHT OF WAY, N 00°12'40" E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A CHISELED X";

THENCE, LEAVING SAID RIGHT OF WAY, S 89°47'20" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1435 ACRES (6,250 SQ. FT.) MORE OR LESS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO 101705731009240909 PROPERTY OWNER OF RECORD 101705731008840914 BERNALILLO COUNTY TREASURER'S OFFICE

DOCH 2013126299 11/22/2013 09:57 AM Page: 1 of 2 PLAT R: 325.00 B: 2013C P: 0132 M. Toulous Olivero, Bernalillo Cou

**Indexing Information**

Section 23, Township 10 North, Range 3 East, N.M.P.M. Subdivision: Valley View Addition Owner: Rubin Ramirez (Lot 32), Jamilla Naji (Lot 33) UPC #101705731009240909 (Lot 33) UPC #101705731008840914 (Lot 32)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....0.1435 ACRES  
 ZONE ATLAS PAGE NO.....K-17-Z  
 NUMBER OF EXISTING LOTS.....2  
 NUMBER OF LOTS CREATED.....1  
 MILES OF FULL WIDTH STREETS.....0.00  
 MILES OF HALF WIDTH STREETS.....0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES  
 DATE OF SURVEY.....NOVEMBER 2012

**Notes**

1. FIELD SURVEY PERFORMED IN NOVEMBER 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES (NAVD 88).
4. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. FT000114362-LARAT, EFFECTIVE DATE SEPTEMBER 10, 2012.
2. PLAT OF RECORD FOR VALLEY VIEW ADDITION FILED ON SEPTEMBER 2, 1911, IN PLAT BOOK D1, FOLIO 32.

**Free Consent & Dedication**

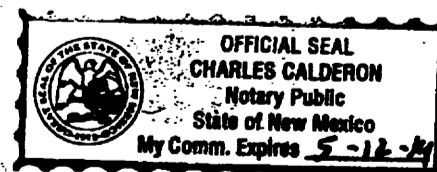
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION 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 OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]*  
 RUBIN RAMIREZ  
 12/14/12  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14<sup>th</sup> December 2014  
 BY: RUBIN RAMIREZ

*[Signature]*  
 NOTARY PUBLIC  
 5-12-14  
 MY COMMISSION EXPIRES



Plat of  
**Lot 32-A, Block 11**  
**Valley View Addition**

comprised of  
 Lots 32 & 33, Block 11  
 of Valley View Addition

City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2012

**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 1009537

Application Number 12-70386

**Plat approvals:**

*[Signature]* 1-17-13  
 PNM Electric Services Date  
*[Signature]* 1-22-13  
 New Mexico Gas Company Date  
*[Signature]* 1-22-13  
 Qwest Corp. d/b/a CenturyLink QC Date  
*[Signature]* 1/17/12  
 Comcast Date

**City approvals:**

FOR *[Signature]* 12-14-12  
 City Surveyor Date  
*[Signature]* 01/16/13  
 Traffic Engineer, Transportation Division Date  
*[Signature]* 01/16/13  
 ABCWUA Date  
*[Signature]* 1-16-13  
 Parks and Recreation Department Date  
*[Signature]* 1-16-13  
 AMAFCA Date  
*[Signature]* 1-16-13  
 City Engineer Date  
*[Signature]* 11-20-13  
 DRB Chairperson, Planning Department 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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]* 12/13/12  
 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

**Legend**

(N 90°00'00" E)	RECORD INFO PER PLAT OF RECORD (C29-6, 12/05/89)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271"

**Solar Collection Note**

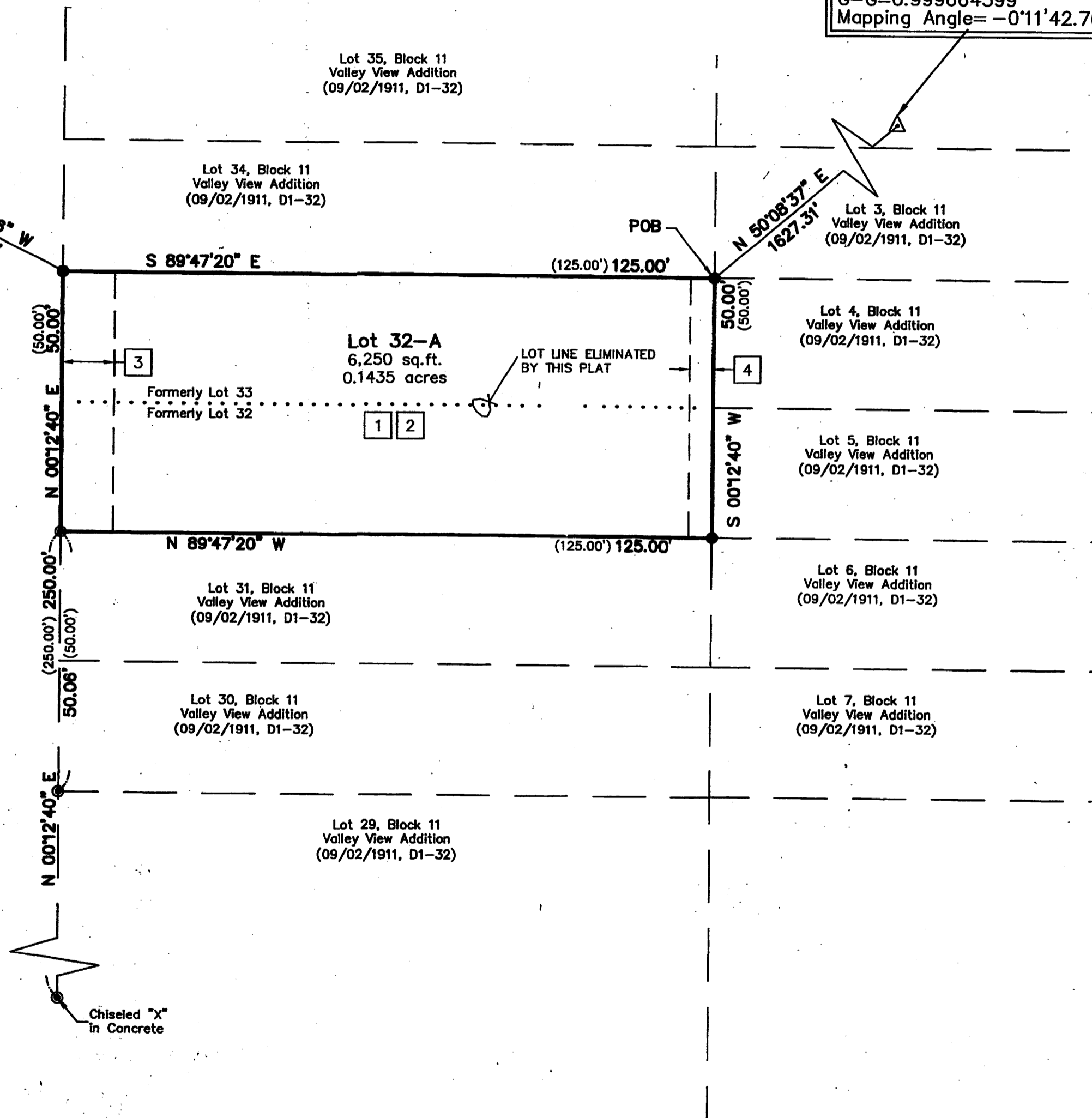
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of  
**Lot 32-A, Block 11**  
**Valley View Addition**  
 comprised of  
**Lots 32 & 33, Block 11**  
**of Valley View Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2012

ACS Monument "6\_K18A"  
 NAD 1983 CENTRAL ZONE  
 X=1538790.908  
 Y=1483955.175  
 Z=5249.996 (NAVD 1988)  
 G-G=0.999664599  
 Mapping Angle=-0°11'42.76"

ACS Monument "6\_K17"  
 NAD 1983 CENTRAL ZONE  
 X=1534401.719  
 Y=1484499.500  
 Z=5202.273 (NAVD 1988)  
 G-G=0.999667932  
 Mapping Angle=-0°12'13.15"

**Adams St SE**  
 (50' R/W)



**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 Corp. 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.

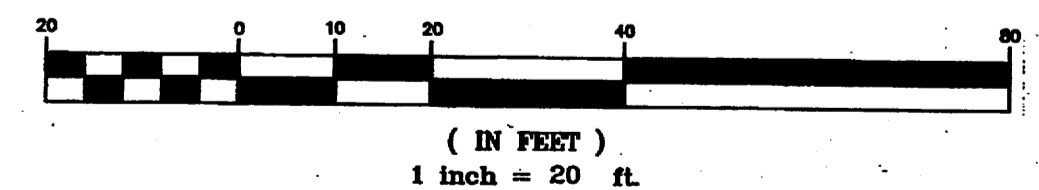
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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) 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.

**GRAPHIC SCALE**



**Easement Notes**

- 1 COMMON ACCESS EASEMENT (9/19/05, BK. A103, PG. 6490, DOC. NO. 2005136879)
- 2 RECIPROCAL INGRESS AND EGRESS, UTILITY AND DRAINAGE EASEMENT (5/23/06, BK. A-117, PG. 4564, DOC. NO. 2006074283)
- 3 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 4 4.5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

DOCH 2013126299  
 11/22/2013 09:57 AM Page: 2 of 2  
 PLAT R:25.00 B: 2013C P: 0132 H  
 Toulous Olivere, Bernalillo Cou

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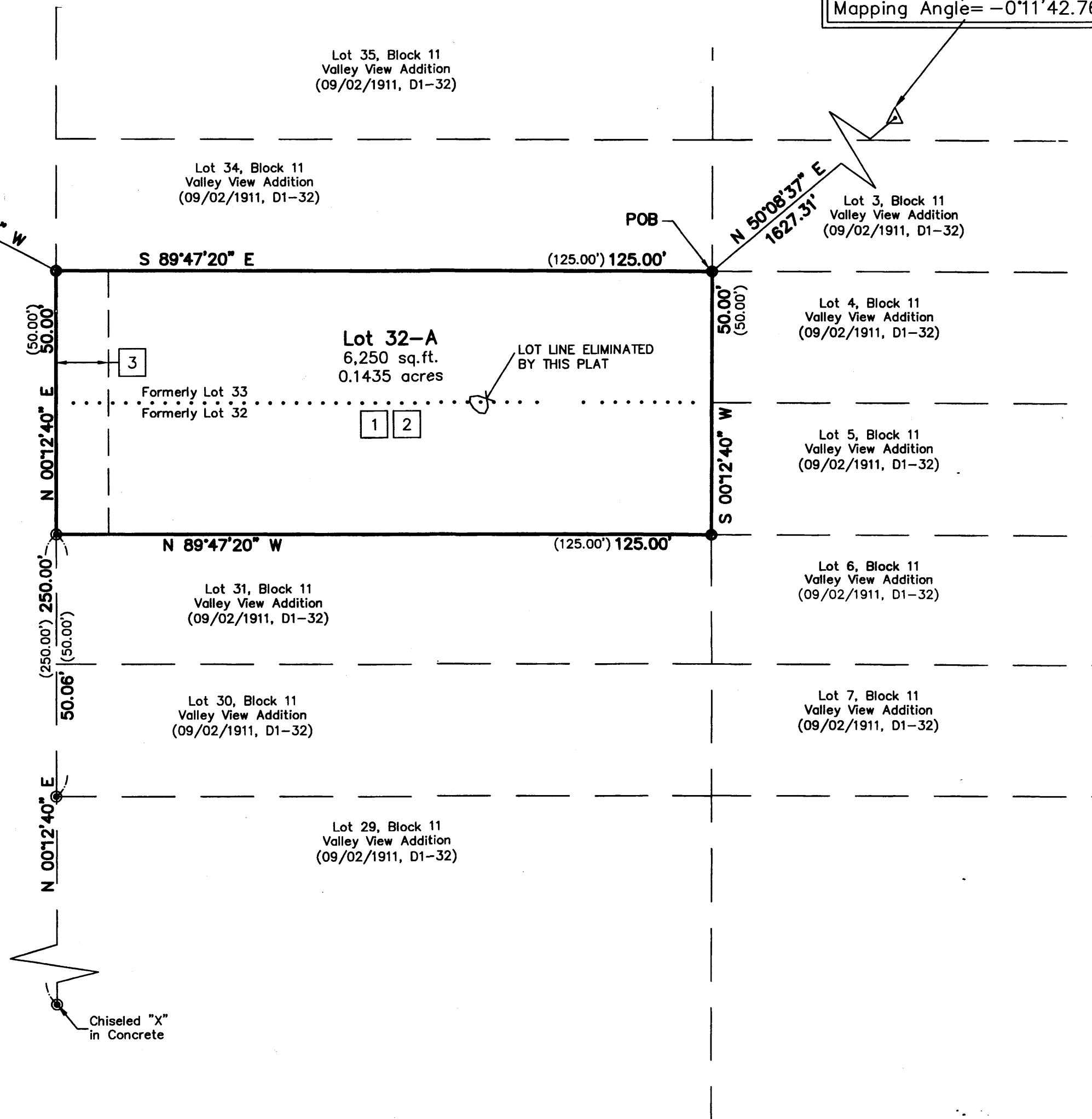
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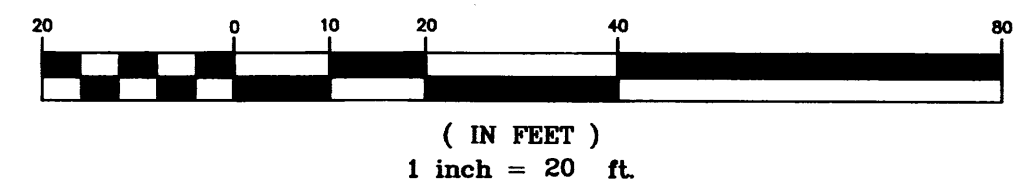
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