

LEGAL DESCRIPTION

LOTS NUMBERED NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK LETTERED "B" OF THE JUAN ARMIJO ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 12, 1924 IN VOLUME A1, FOLIO 83 AND THE NORTHERLY PORTION OF LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED TWO (2) OF THE SEVERO APODACA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 7TH, 1892 IN VOLUME B, FOLIO 3, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF 3RD STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '8-L13' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,481,048.910 AND E=1,518,508.493 BEARS S. 60 DEG 43' 44" W., A DISTANCE OF 1647.86 FEET RUNNING THENCE N. 09 DEG. 03' 57" E., ALONG THE EASTERLY LINE OF 3RS STREET, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER; THENCE S. 81 DEG. 32' 57" E., A DISTANCE OF 78.00 FEETTO THE NORTHEAST CORNER, THENCE S. 09 DEG. 03' 57" W., A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER, THENCE N. 80 DEG. 56' 03' W., A DISTANCE OF 78.00 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.2246 ACRES MORE OR LESS.

VICINITY MAP No. K-14

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE PROPERTY LINES BETWEEN LOTS 8-12 BLOCK B JUAN ARMIJO ADDITION AND A PORTION OF LOT 7, BLOCK 2 SEVERO APODACA ADDITION AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: ________ ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: OCTOBER, 2012
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY
 - A: PLAT OF JUAN ARMIJO ADDITION
 - FILED: APRIL 28, 1888 IN VOLUME D1, FOLIO 34
 - B: PLAT OF JUAN ARMIJO ADDITION FILED: JANUARY 12, 1924 IN VOLUME A1, FOLIO 83
 - C: PLAT OF SEVERO APODACA ADDITION
 - FILED: NOVEMBER 7, 1892 IN VOLUME B, FOLIO 3
 - D: QUITCLAIM DEED FROM THE URBAN DEVELOPMENT AGENCY CITY OF ALBUQUERQUE TO EARL AND CECELIA STAWN FILED: DECEMBER 18, 1989 IN BOOK D, 375A, PAGE 714

PUBLIC UTILITY EASEMENTS

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

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

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication

D. <u>Cable TV</u> 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.

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.

THIS IS	TO	CERTIFY	THAT	TAXES	ARE	CURRENT	AND	PAID	ON
HPC#									

PROPERTY OWNER OF RECORD:_

BERNALILLO CO. TREASURER'S OFFICE:

FREE CONSENI

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

End Som	How of Spann			
arl Strawn	Jose Strawn DA	TE		

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS	DAY OF	October	20_12
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BY: [arl Strawn Juse Strawn

MY COMMISSION EXPIRES: _

OFFICIAL SEAL GABRIELA BALTAZAR **Notary Public** State of New Mexic My Comm. Expires 4/4/10

PLAT OF

LOTS 10-A, 11-A AND 12-A BLOCK B JUAN ARMIJO ADDITION

WITHIN

PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2012

DATE
DATE
DATE
DATE
//-/3-/2 DATE
DATE

I. ANTHONY L. HARRIS. A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE

OF NEW MEXICO. DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION.

THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND

MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF

FREE CONSENT

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Doline 4 Romano	10-20-12
Sabina F. Romero	DATE
ACKNOWLEDGMENT	
STATE OF NEW MEXICO) S.S.	

COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

Sabina F. Romero

MY COMMISSION EXPIRES: 08 11 14

OFFICIAL SEAL ANGELA GIDDINGS Notary Public State of New Mexico My Comm. Expires

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,

SURVEYORS CERTIFICATE:

COUNTY OF BERNALILLO)

STATE OF NEW MEXICO) S.S.

THIS and DAY OF November, 2012.

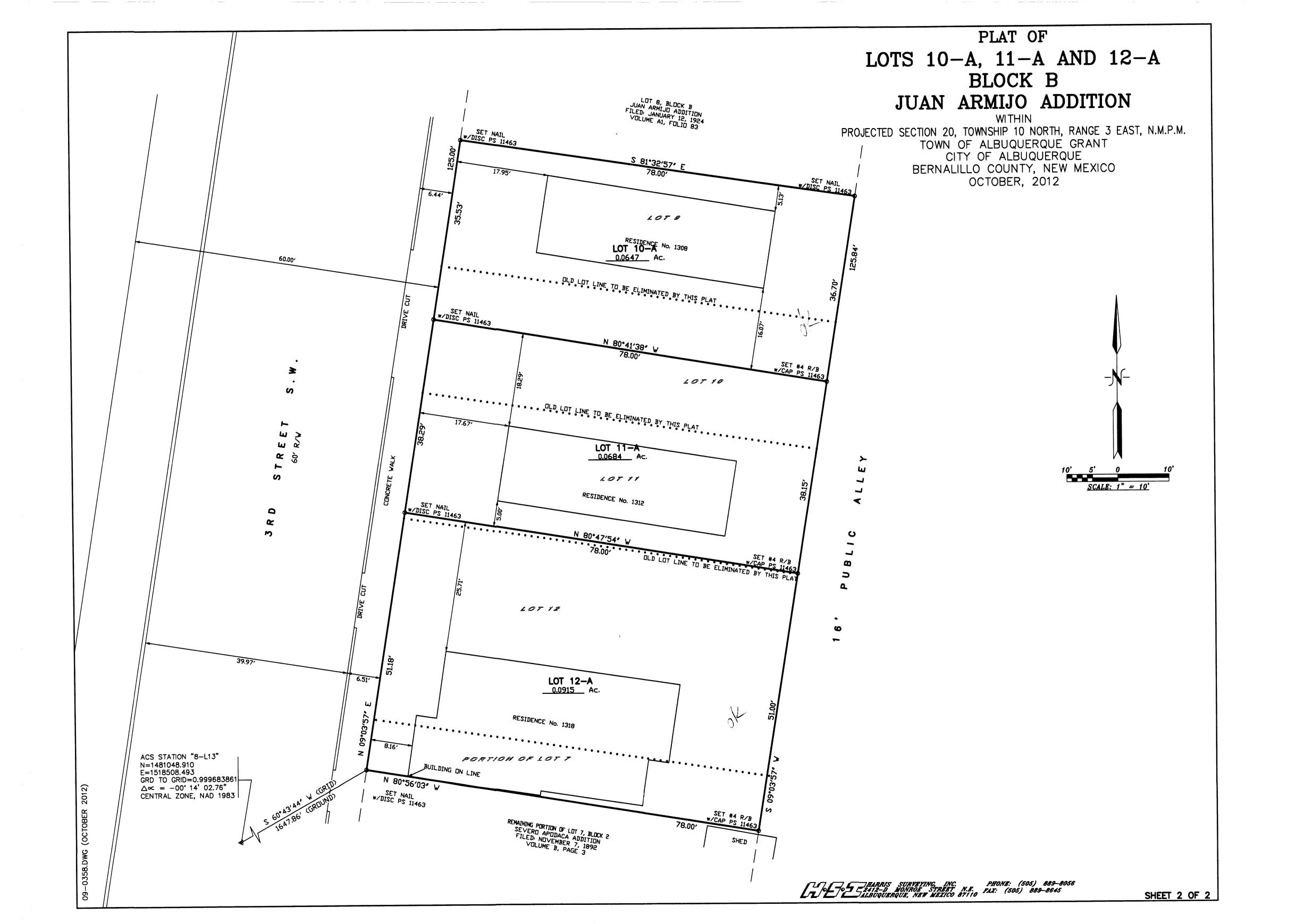
HARRIS SURVEYING, INC. PHONE: (505) 889-80

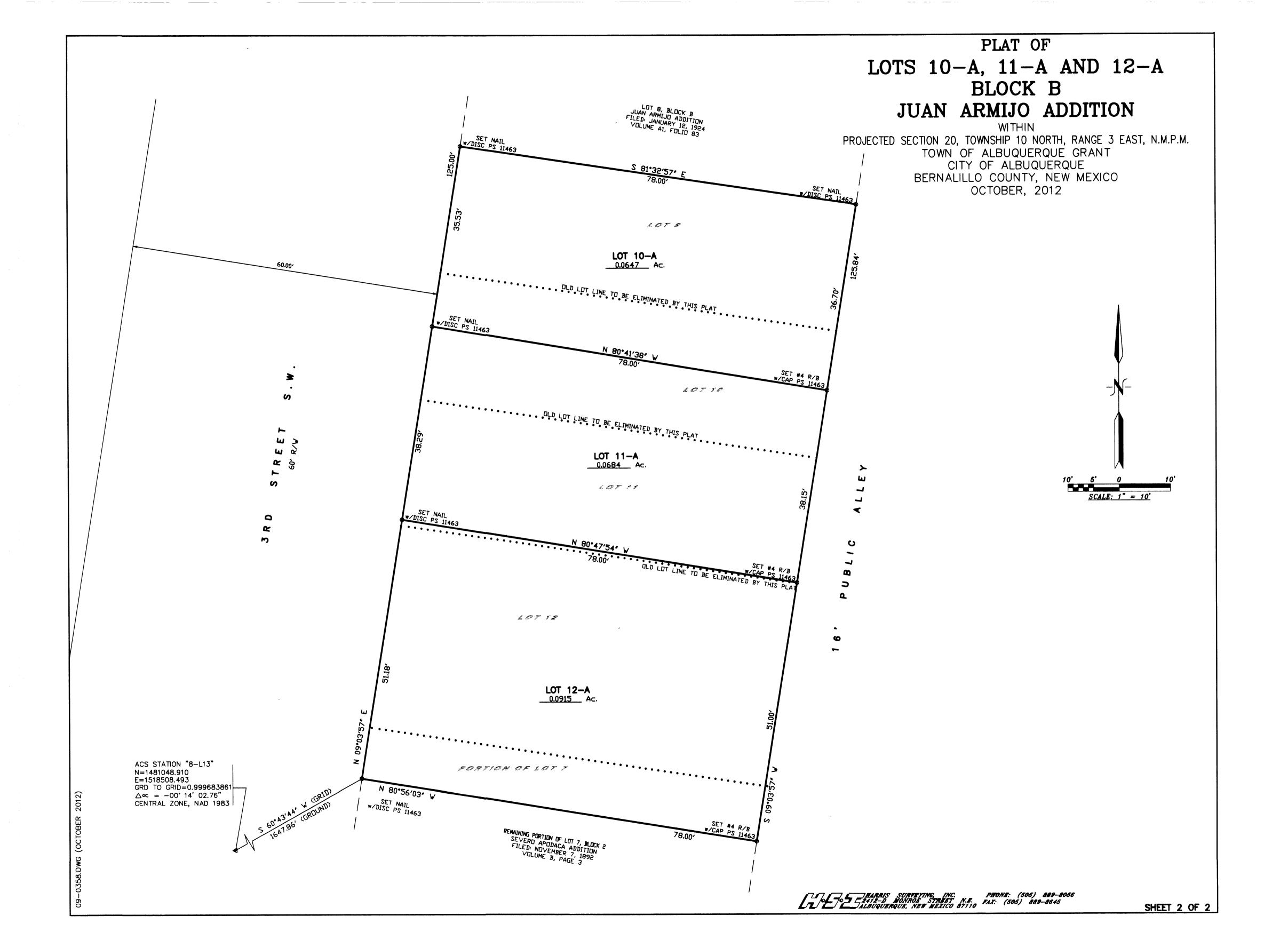
1 2412-D MONROS STREET N.B. PAX: (505) 889-8645

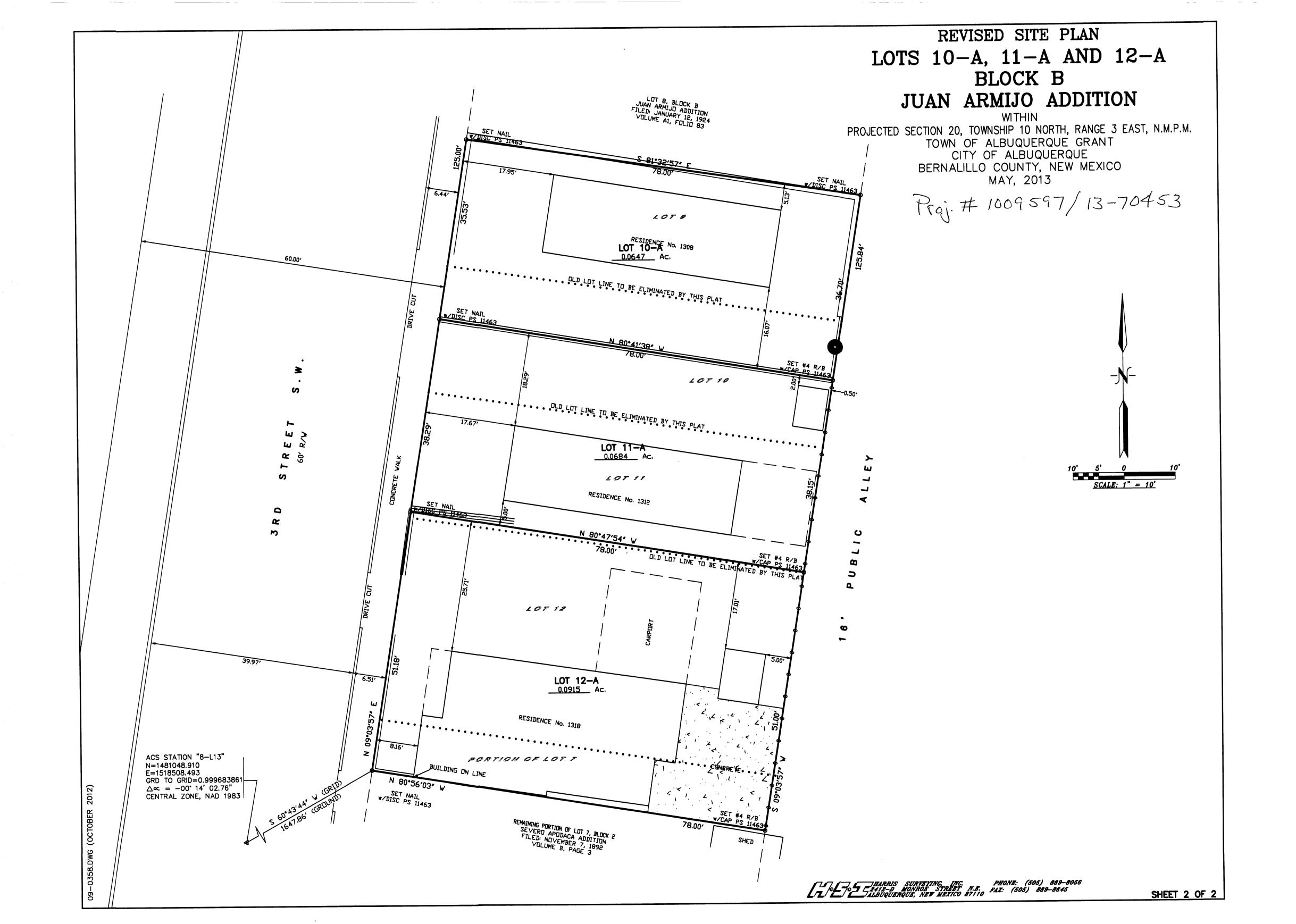
ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056

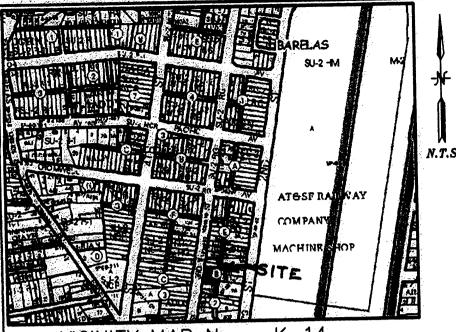
11403

SHEET 1 OF 2









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VICINITY MAP No. K-14

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- services.

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# See Pares/ listed

PROPERTY OWNER OF RECORD: Farl Strawn + Cecilis BERNALILLO CO. TREASURER'S OFFICE:

FREE CONSENI

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE

Jose Strawn

ACKNOWLEDGMENT STATE OF NEW MEXICO) S.S.

FREE CONSENT

COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC 20 DAY OF October 20 12

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT

OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR

DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE

CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT

THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE

BY: Earl Strawn

4/4/2016 MY COMMISSION EXPIRES:_

AND IN ACCORDANCE WITH THE DESIRES OF THE OF

TITLE IN FEE SIMPLE TO THE LAND SUBDIMDED.

Sabina F. Romero

MY COMMISSION EXPIRES: 08 11

Sabina F. Romero

STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO)

ACKNOWLEDGMENT

OWNERS NAME

Doline 4 Romano

GABRIELA BALTAZAR

TITLE IN FEE SIMPLE TO THE LAND SUBDIMDED.

SURVEYORS CERTIFICATE: STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO)

Notary Public
State of New Mexico
My Comm. Expires

10-20-12

05/20/2013 02:40 PM Page: 1 0/ 2 htyPLAT R:\$25.00 8: 2013C P: 0056 M. Toulous Olivere, Bernalillo Co

5-14-13

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2-27-13

2-27-13

D-27-13

5-16-13

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

PLAT OF

LOTS 10-A, 11-A AND 12-A

BLOCK B

JUAN ARMIJO ADDITION

PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2012

PROJECT NUMBER: 1009597

*REAL PROPERTY DIVISION (CONDITIONAL)

TRAFFIC ENGINEERING. TRANSPORTATION I

DRB CHAIRPERSON, PLANNING DEPARTMEN

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL

UTILITY APPROVALS:

APPLICATION NUMBER: 13DRB-70453

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 2nd DAY OF Llovember 2012.

#11463

SHEET 1 OF 2

