

VICINITY MAP No. K-14



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 "8-113" 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 3RD STREET, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER; THENCE S. 81 DEG. 32' 57" E., A DISTANCE OF 78.00 FEET TO THE NORTHEAST CORNER; THENCE S. 09 DEG. 03' 57" W., A DISTANCE OF 125.00 FEET TO THE SOUTHWEST 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.

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

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: 0.2246 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 CECILIA 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 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 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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO 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

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

FREE CONSENT

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.

Earl Strawn Jose Strawn DATE _____
Earl Strawn Jose Strawn

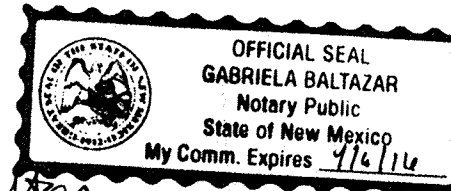
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 20 DAY OF October, 2012

BY: Earl Strawn Jose Strawn
OWNERS NAME

MY COMMISSION EXPIRES: 4/6/2016 BY: Gabriela Baltazar
NOTARY PUBLIC



FREE CONSENT

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.

Sabina F. Romero 10-20-12
Sabina F. Romero DATE

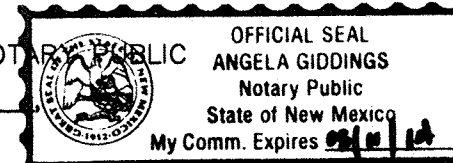
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 20 DAY OF October, 2012

BY: Sabina F. Romero
OWNERS NAME

MY COMMISSION EXPIRES: 08/11/14 BY: Angela Giddings
NOTARY PUBLIC



SURVEYORS CERTIFICATE:

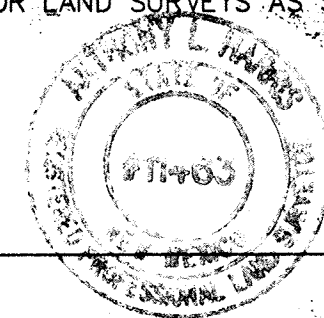
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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.

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

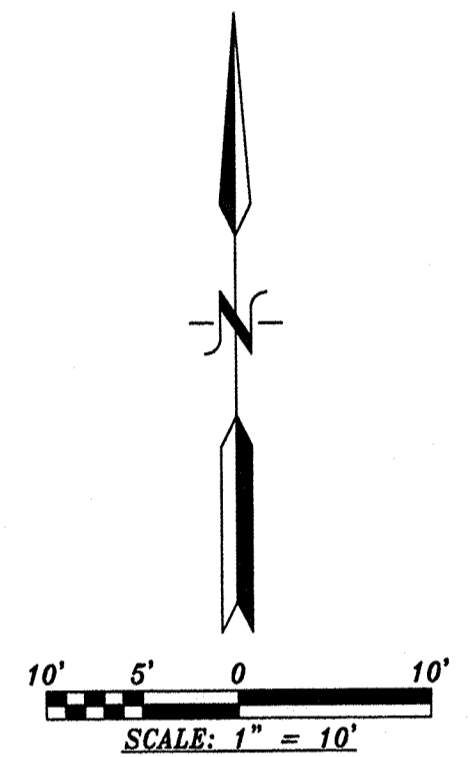
Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056 FAX: (505) 889-8645



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

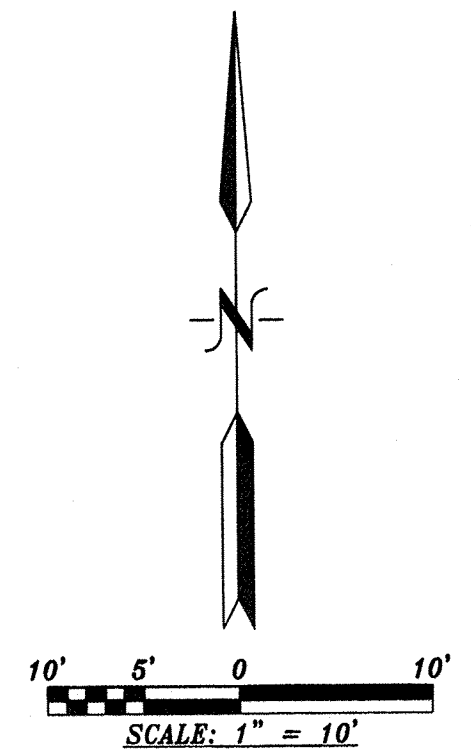


ACS STATION "8-L13"
N=1481048.910
E=1518508.493
GRD TO GRID=0.999683861
 $\Delta\alpha = -00^{\circ} 14' 02.76''$
CENTRAL ZONE, NAD 1983

09-0358.DWG (OCTOBER 2012)

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



3RD STREET S.W.
 60' R/W

16' PUBLIC ALLEY

LOT 8, BLOCK B
 JUAN ARMIJO ADDITION
 FILED: JANUARY 12, 1924
 VOLUME A1, FOLIO 83

SET NAIL
 w/DISC PS 11463

S 81°32'57" E
 78.00'

SET NAIL
 w/DISC PS 11463

LOT 9

LOT 10-A
 0.0647 Ac.

OLD LOT LINE TO BE ELIMINATED BY THIS PLAT

SET NAIL
 w/DISC PS 11463

N 80°41'38" W
 78.00'

SET #4 R/B
 w/CAP PS 11463

LOT 10

OLD LOT LINE TO BE ELIMINATED BY THIS PLAT

LOT 11-A
 0.0684 Ac.

LOT 11

SET NAIL
 w/DISC PS 11463

N 80°47'54" W
 78.00'

SET #4 R/B
 w/CAP PS 11463

OLD LOT LINE TO BE ELIMINATED BY THIS PLAT

LOT 12

LOT 12-A
 0.0915 Ac.

N 09°03'57" E
 51.18'

SET NAIL
 w/DISC PS 11463

N 80°56'03" W

SET #4 R/B
 w/CAP PS 11463

78.00'

S 09°03'57" W
 51.00'

REMAINING PORTION OF LOT 7, BLOCK 2
 SEVERO APDACA ADDITION
 FILED: NOVEMBER 7, 1892
 VOLUME B, PAGE 3

ACS STATION "8-L13"
 N=1481048.910
 E=1518508.493
 GRD TO GRID=0.999683861
 Δα = -00° 14' 02.76"
 CENTRAL ZONE, NAD 1983

S 60°43'44" W (GRID)
 1647.86' (GROUND)