

VICINITY MAP
not to scale

PURPOSE OF PLAT :
The purpose of this plat is to split one (1) existing lots/tracts/parcels into three (3) new lots and to dedicate right-of-way to the City of Albuquerque.

FREE CONSENT:
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon and do dedicate additional right-of-way in fee simple with warranty covenants to the City of Albuquerque.

by Annabelle Vigil Garcia (Owner) Date _____

ACKNOWLEDGEMENT
State of New Mexico)
County of Bernalillo) SS

Acknowledged before me this ____ day of _____, 2017

Notary Public: _____

My commission expires: _____

by _____ Date _____
Owner

ACKNOWLEDGEMENT
State of New Mexico)
County of Bernalillo) SS

Acknowledged before me this ____ day of _____, 2017

Notary Public: _____

My commission expires: _____

SOLAR NOTE:
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 the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

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.

INFO FOR COUNTY CLERK:
OWNER: Annabelle Vigil Garcia
PROPERTY: Lot 1, Block 2, Broadview Addition
1304 Cherokee Road NW, Albuquerque NM 87110-54089
UPC # 101406003035720906

- NOTES:**
- The basis of bearings is as measured with the Trimble VRS Now GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.
 - Bearings and distances shown in () are per record plat of Broadview Addition, recorded March 10, 1949.
 - Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Broadview Addition, Volume C, Folio 120, March 10, 1949;
 - Warranty Deed dated July 13, 2000, book A7, Page 8101, Document no. 2000068368.
 - This properties are located in Zone X, areas protected by levees from 1% annual chance flood and in Zone AH (Base Flood Elev.= 4971) per FEMA Flood Insurance Rate Map 35001C0119G, effective date 09/26/2008, as shown on this plat.
 - All easements of record are shown hereon.

LEGAL DESCRIPTION
Lot numbered One (1) in Block numbered Two (2), Broadview Addition, as the same is shown and designated by the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 10, 1949, in Volume C, Folio 210.
Contains 0.4510 acres, more or less.

**SKETCH PLAT OF
Lots 1-A, 1-B, & 1-C, Block 2
Broadview Addition**
BEING A REPLAT OF THE LOT 1, BLOCK 2,
BROADVIEW ADDITION
SITUATE WITHIN
PROJECTED SECTION 5, T.10N., R.3E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2017

SITE DATA:

FEMA Map Number	35001C0119-G
Zoning	R-1
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	1
No. of Existing Tracts	0
No. of Lots Created	3
No. of Tracts Created	0
Total Area	0.4510 acres
Acreeage of Dedicated Right-of-Way	0.0035 acres

Project Number: _____

Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services _____ date

New Mexico Gas Company _____ date

Qwest Corporation dba Century Link QC _____ date

Comcast _____ date

CITY APPROVALS

City Surveyor _____ date

Parks & Recreation Department _____ date

City Engineer _____ date

AMAFC A _____ date

ABCWUA _____ date

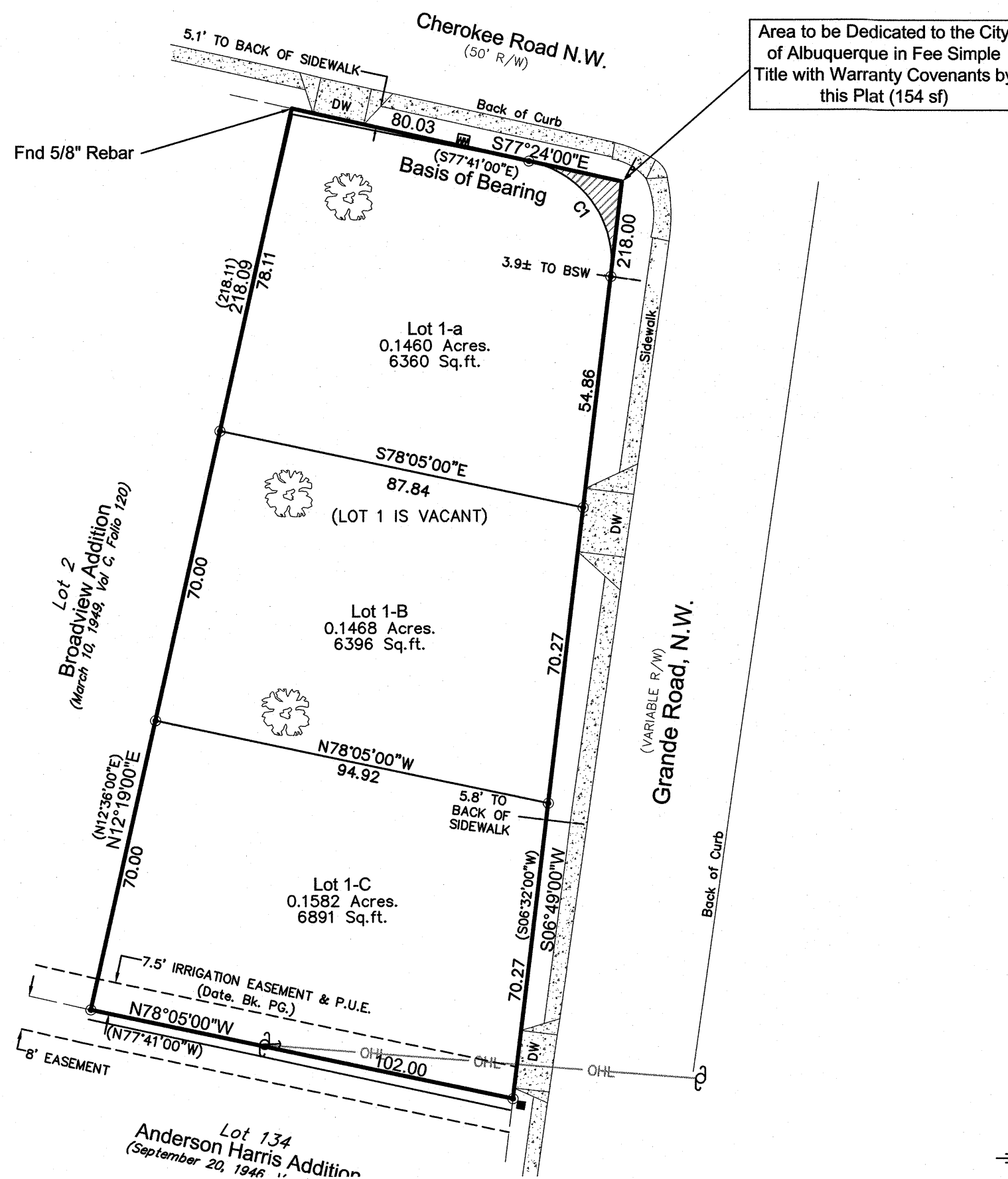
Traffic Engineer, Transportation Department _____ date

Environmental Health Department _____ date

DRB Chair, Planning Department _____ date

LEGEND

	WATER METER
	FIRE HYDRANT
	UTILITY/POWER POLE
	UTILITY PEDESTAL
	OVERHEAD UTILITY LINE
	TREE
	SIGN
	FENCE



TREASURER'S CERTIFICATION:
This is to certify that all taxes due and payable have been paid in full for year 2017 pursuant to New Mexico statute 7-38-44.

**Lot numbered one (1) in Block numbered two (2), Broadview Addition,
UPC # 101406003035720906**

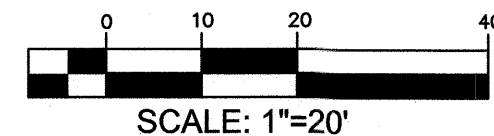
Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION
I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651
Date 11-28-2017

MONUMENT LEGEND

	FOUND MONUMENT AS NOTED
	ACS CONTROL STATION
	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED



**SKETCH PLAT OF
Lots 1-A, 1-B and 1-C, Block 2
Broadview Addition**

NO.	DATE	REVISIONS/DESCRIPTION

DWG PATH: F:\N0942 - Rio Grande Engineering\01 - Misc\Broadview Addition\Replat - Glen Garcia.dwg
PROJECT: _____
DATE: 11/28/17
SCALE: 1"=20'
CREW: X
DRAWN: DKS
JOB NO.: N942-02

Community Sciences Corporation
LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897.0000

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