

Location Map
Zone Atlas Map No. H-17-Z

Subdivision Data:

ZONING: C-3
GROSS SUBDIVISION ACREAGE: 2.3357 ACRES±
ZONE ATLAS INDEX NO: H-17-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: SEPTEMBER 03, 2014

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING LOTS 7 THROUGH 13, AND TRACT A, BLOCK 1, TOGETHER WITH THE PORTION OF VACATED PROSPECT AVENUE, N.E. ADJACENT TO LOTS 12 AND 13, AND THE VACATED NORTH/SOUTH ALLEY LYING BETWEEN THESE LOTS INTO ONE NEW TRACT AND ONE NEW LOT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:

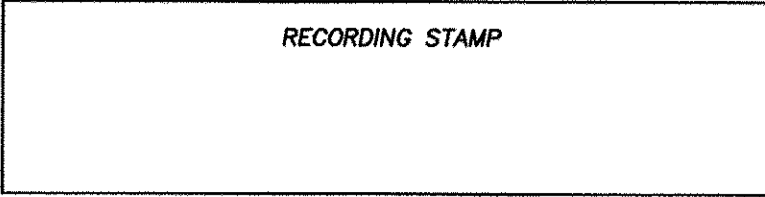
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO 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 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.
- 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 WITHIN THE EASEMENT 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



Legal Description

SEE SHEET 3 OF 3

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Elliot L. Berger 9-17-14
ELLIOT L. BERGER
MANAGING MEMBER
BONAMI ENTERPRISES, LLC
OWNER-LOT 13 AND TRACT A (NOW TRACT A-1)
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 2014 BY
ELLIOT L. BERGER
BY *Elliot L. Berger* MY COMMISSION EXPIRES: November 30, 2016
NOTARY PUBLIC

Loyd Goatcher 9-17-14
LOYD GOATCHER
MANAGING MEMBER
GOATCHER FAMILY, LLC
OWNER-LOTS 7 THROUGH 12 (NOW LOT 12-A)
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 2014 BY
LOYD GOATCHER
BY *Loyd Goatcher* MY COMMISSION EXPIRES: November 30, 2016
NOTARY PUBLIC

Plat of
Lot 12-A and Tract A-1, Block 1
Timoteo Chavez Addition
Albuquerque, Bernalillo County, New Mexico
September 2014

Project No. 101077

Application No. 14DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

Steven A. Rindfleisch P.E. 9/18/14
Acting CITY SURVEYOR DATE

REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE, AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 9/18/14
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER ELLIOT L. BERGER LOT 13/TRACT A
OWNER LOYD GOATCHER LOTS 7-12
SECTION 11, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION TIMOTEO CHAVEZ ADDITION

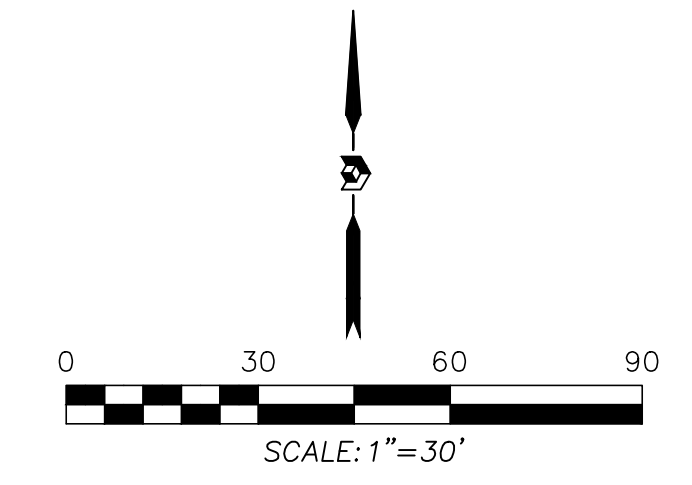
Plat of
 Lot 12-A and Tract A-1, Block 1
Timoteo Chavez Addition
 Albuquerque, Bernalillo County, New Mexico
 September 2014

RECORDING STAMP

A.G.R.S. MONUMENT "9_H17"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N= 1,495,173.375
 E= 1,537,088.971
 PUBLISHED EL=5180.854 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999668300
 DELTA ALPHA ANGLE=-0°11'55.34"

A.G.R.S. MONUMENT "8_H17"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N= 1,495,198.075
 E= 1,538,586.892
 PUBLISHED EL=5194.602 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999667286
 DELTA ALPHA ANGLE=-0°11'44.97"

BUSINESS LOTS
 N. 1/2 BLOCKS NOS 1 AND 3
 TIMOTEO CHAVEZ ADDITION
 (04/06/1954, C2-180)



Legend

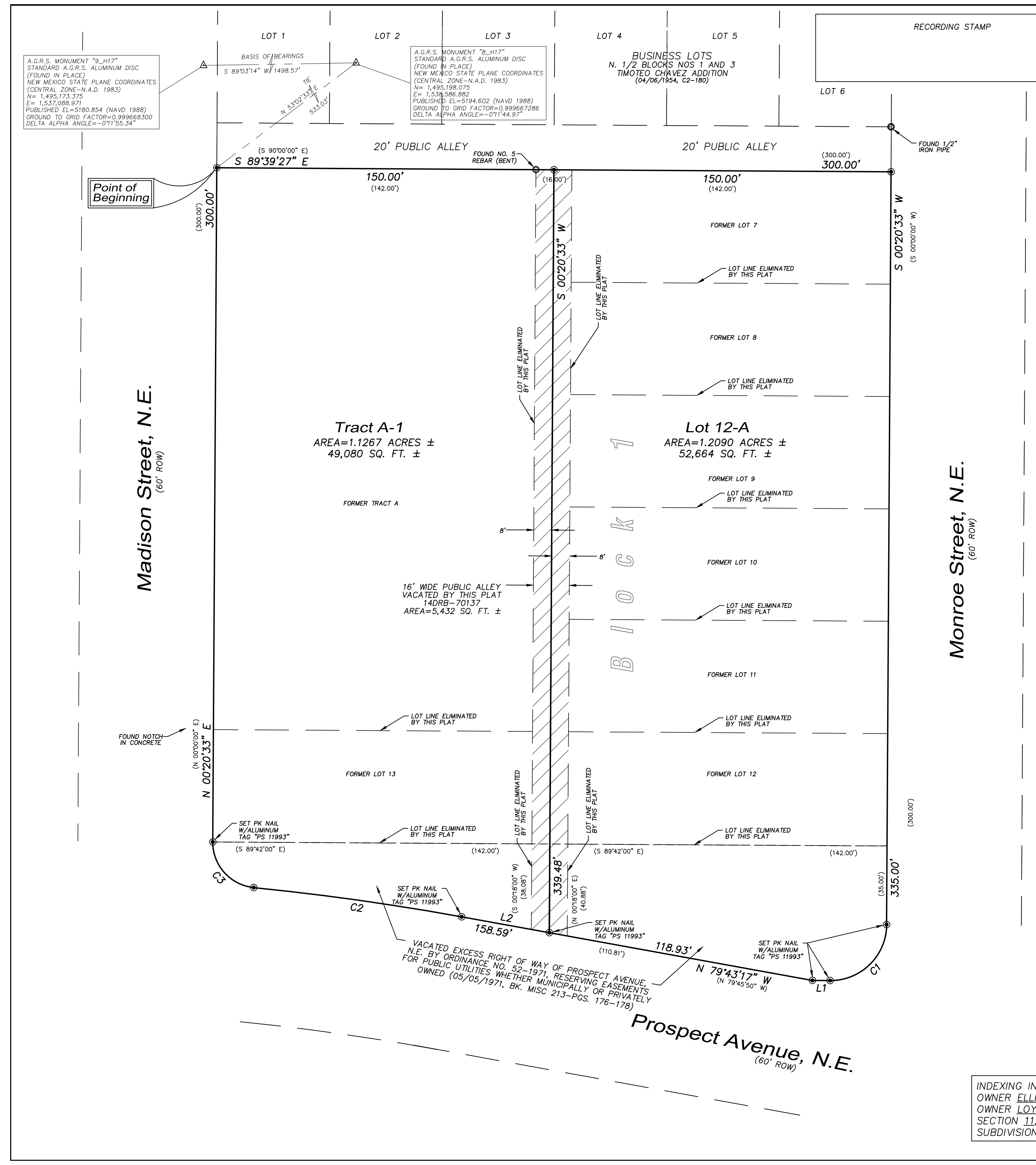
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	Denotes NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE SHOWN
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

LINE	BEARING	DISTANCE
L1	N 89°39'27" W (N 89°42'00" W)	7.85' (7.85')
L2	N 79°43'17" W (N 79°45'50" W)	39.66' (31.54')

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00' (25.00')	39.28' (39.27')	25.01'	90°00'45"	S 45°20'28" W (S 45°18'00" W)	35.36' (35.36')
C2	1175.92' (1175.92')	93.41' (93.42')	46.73'	4°33'06"	N 81°59'50" W (N 82°02'23" W)	93.39' (93.39')
C3	20.28' (20.28')	29.95' (29.95')	18.46'	84°36'36"	N 41°57'55" W (N 42°00'28" W)	27.30' (27.30')



Point of Beginning

Madison Street, N.E.
 (60' ROW)

Monroe Street, N.E.
 (60' ROW)

Tract A-1
 AREA=1.1267 ACRES ±
 49,080 SQ. FT. ±

Lot 12-A
 AREA=1.2090 ACRES ±
 52,664 SQ. FT. ±

B L O C K 1

16' WIDE PUBLIC ALLEY
 VACATED BY THIS PLAT
 14DRB-70137
 AREA=5,432 SQ. FT. ±

VACATED EXCESS RIGHT OF WAY OF PROSPECT AVENUE,
 N.E. BY ORDINANCE NO. 52-1971, RESERVING EASEMENTS
 FOR PUBLIC UTILITIES WHETHER MUNICIPALLY OR PRIVATELY
 OWNED (05/05/1971, BK. MISC 213-PGS. 176-178)

Prospect Avenue, N.E.
 (60' ROW)

PRECISION
 SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

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RECORDING STAMP

Plat of
Lot 12-A and Tract A-1, Block 1
Timoteo Chavez Addition
Albuquerque, Bernalillo County, New Mexico
September 2014

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS NUMBERED SEVEN (7) THROUGH THIRTEEN (13), INCLUSIVE, IN BLOCK NUMBER ONE (1) OF THE TIMOTEO CHAVEZ ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REVISED PLAT OF THE TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1949, IN VOLUME C, FOLIO 159, TOGETHER WITH TRACT LETTERED "A" IN BLOCK NUMBER ONE (1), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED ON JUNE 07, 1977, IN VOLUME B13, FOLIO 20, TOGETHER WITH THE VACATED NORTHERLY PORTION OF PROSPECT AVENUE, N.E., ADJACENT TO SAID LOTS TWELVE (12) AND THIRTEEN (13), VACATION ORDINANCE NO. 52-1971, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 05, 1971, IN BOOK MISC. 213, PAGES 176-178, TOGETHER WITH THAT PORTION OF THE VACATED NORTH/SOUTH SIXTEEN FOOT WIDE ALLEY LYING BETWEEN LOTS NUMBERED SEVEN THROUGH TWELVE AND LOT 13 AND TRACT A, VACATED BY DRB14-70137, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE - N.A.D. 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MADISON STREET, N.E. AND THE SOUTH LINE OF A 20 FOOT WIDE ALLEY MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO AGRS MONUMENT "8_H17" BEARS N 53°02'33" E, A DISTANCE OF 533.03 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH LINE OF 20 FOOT WIDE ALLEY S 89°39'27" E, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID SOUTH ALLEY AND THE WEST RIGHT OF WAY LINE OF MONROE STREET, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°20'33" W, A DISTANCE OF 335.00 FEET TO A POINT OF CURVATURE LYING ON SAID WEST RIGHT OF WAY LINE MARKED BY A SET PK NAIL W/ALUMINUM TAG "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, A DELTA ANGLE OF 90°00'45", A CHORD BEARING OF S 45°20'28" W, AND A CHORD LENGTH OF 35.36 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF PROSPECT AVENUE, N.E., MARKED BY A SET PK NAIL WITH ALUMINUM TAG "PS 11993";

THENCE ALONG SAID RIGHT OF WAY LINE N 89°39'27" W, A DISTANCE OF 7.85 FEET TO A POINT ON SAID RIGHT OF WAY LINE MARKED BY A SET PK NAIL WITH ALUMINUM TAG "PS 11993"

THENCE ALONG SAID RIGHT OF WAY LINE N 79°43'17" W, A DISTANCE OF 158.59 FEET TO A POINT OF CURVATURE MARKED BY A SET PK NAIL WITH ALUMINUM TAG "PS 11993";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,175.92 FEET, AN ARC LENGTH OF 93.41 FEET, A DELTA ANGLE OF 4°33'06", A CHORD BEARING OF N 81°59'50" W, AND A CHORD LENGTH OF 93.39 FEET TO A POINT OF REVERSE CURVATURE LYING ON SAID NORTH RIGHT OF WAY LINE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.28 FEET, AN ARC LENGTH OF 29.95 FEET, A DELTA ANGLE OF 84°36'36", A CHORD BEARING OF N 41°57'55" W, AND CHORD LENGTH OF 27.30 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MADISON STREET, N.E., MARKED BY A SET PK NAIL WITH ALUMINUM TAG "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 00°20'33" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.3357 ACRES (101,744 SQUARE FEET) MORE OR LESS.



OFFICE LOCATION:
5571 Midway Park Place, NE
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