

Vicinity Map Zone Atlas F-13-Z

Purpose of Plat

- 1. ADJUST INTERIOR LOT LINE AS SHOWN HEREON.

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 2014.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CR1D).
- 4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND 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.

KEITH BANDONI, OWNER (TRACT D) _____ DATE _____

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF _____ } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: KEITH BANDONI, OWNER (TRACT D)

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

Indexing Information

Section 31, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Owner: Keith Bandoni (Tract D, Lands of Mora)
 Owner: Randolph Martinez (Tract 106-D-2, M.R.G.C.D. Map No. 31)

Subdivision Data

GROSS ACREAGE..... 0.8079 ACRES
 ZONE ATLAS PAGE NO..... F-13-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL WIDTH STREETS..... 0.00 MILES
 MILES OF HALF WIDTH STREETS..... 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.00 ACRES
 DATE OF SURVEY..... AUGUST 2014

Legal

A CERTAIN PARCEL BEING COMPRISED OF TRACT D, LANDS OF MORA, 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 OCTOBER 7, 1976 IN BOOK C11, PAGE 118 AND TRACT 106-D-2, M.R.G.C.D. MAP NO. 31, AS THE SAME AS DESCRIBED IN THE WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 23, 1968 IN BOOK D854, PAGES 401-402, BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT D, LANDS OF MORA, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ELFEGO RD, N.W., WHENCE, A TIE TO ACS MONUMENT "14_F13" BEARS N 55°39'52" E, AND A DISTANCE OF 2357.05 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 15°14'07" W, A DISTANCE OF 163.21 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 72°48'23" W, A DISTANCE OF 215.21 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SAME AS THE SOUTHWEST CORNER OF SAID TRACT 106-D-2, AND MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 15°47'12" E, A DISTANCE OF 165.50 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SAME AS THE NORTHWEST CORNER OF SAID TRACT 106-D-2, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ELFEGO RD N.W., AND MARKED BY A 1/2" REBAR WITH CAP "LS 9750";

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

S 72°03'20" E, A DISTANCE OF 145.52 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;

S 72°26'47" E, A DISTANCE OF 68.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8079 ACRES (35,191 SQ. FT.) MORE OR LESS.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND 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.

RANDOLPH MARTINEZ, OWNER (TRACT 106-D-2) _____ DATE _____

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF _____ } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: RANDOLPH MARTINEZ, OWNER (TRACT 106-D-2)

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

**Plat for
 Tract D-1, Lands of Mora
 and Tract 106-D-2-A,
 M.R.G.C.D. Map No. 31
 Being Comprised of
 Tract D, Lands of Mora and
 Tract 106-D-2, M.R.G.C.D. Map No. 31
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2014**

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 _____

Application Number _____

Plat approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date

City approvals:

City Surveyor	_____	Date
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
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."

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



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.

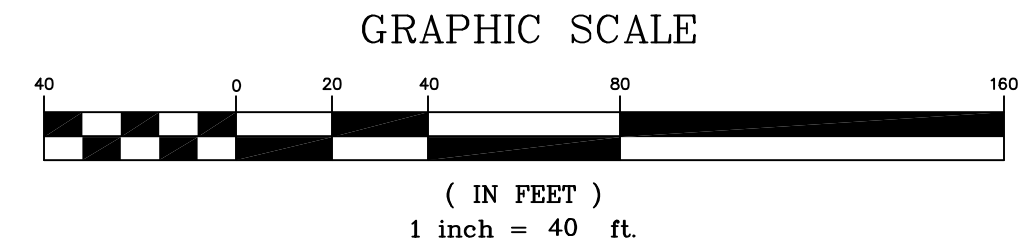
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (10/7/1976, C11-118)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/23/1954, BK. D854, PG. 401-402)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (1/15/1999, 99S-16)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

**Plat for
Tract D-1, Lands of Mora
and Tract 106-D-2-A,
M.R.G.C.D. Map No. 31
Being Comprised of
Tract D, Lands of Mora and
Tract 106-D-2, M.R.G.C.D. Map No. 31
City of Albuquerque
Bernalillo County, New Mexico
August 2014**

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00'	S 72°03'20" E

ACS Monument "14_F13"
NAD 1983 CENTRAL ZONE
X=1515687.389
Y=1506751.047
Z=4975.508 (NAVD 1988)
G-G=0.999683724
Mapping Angle=-0°14'24.52"



Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of:

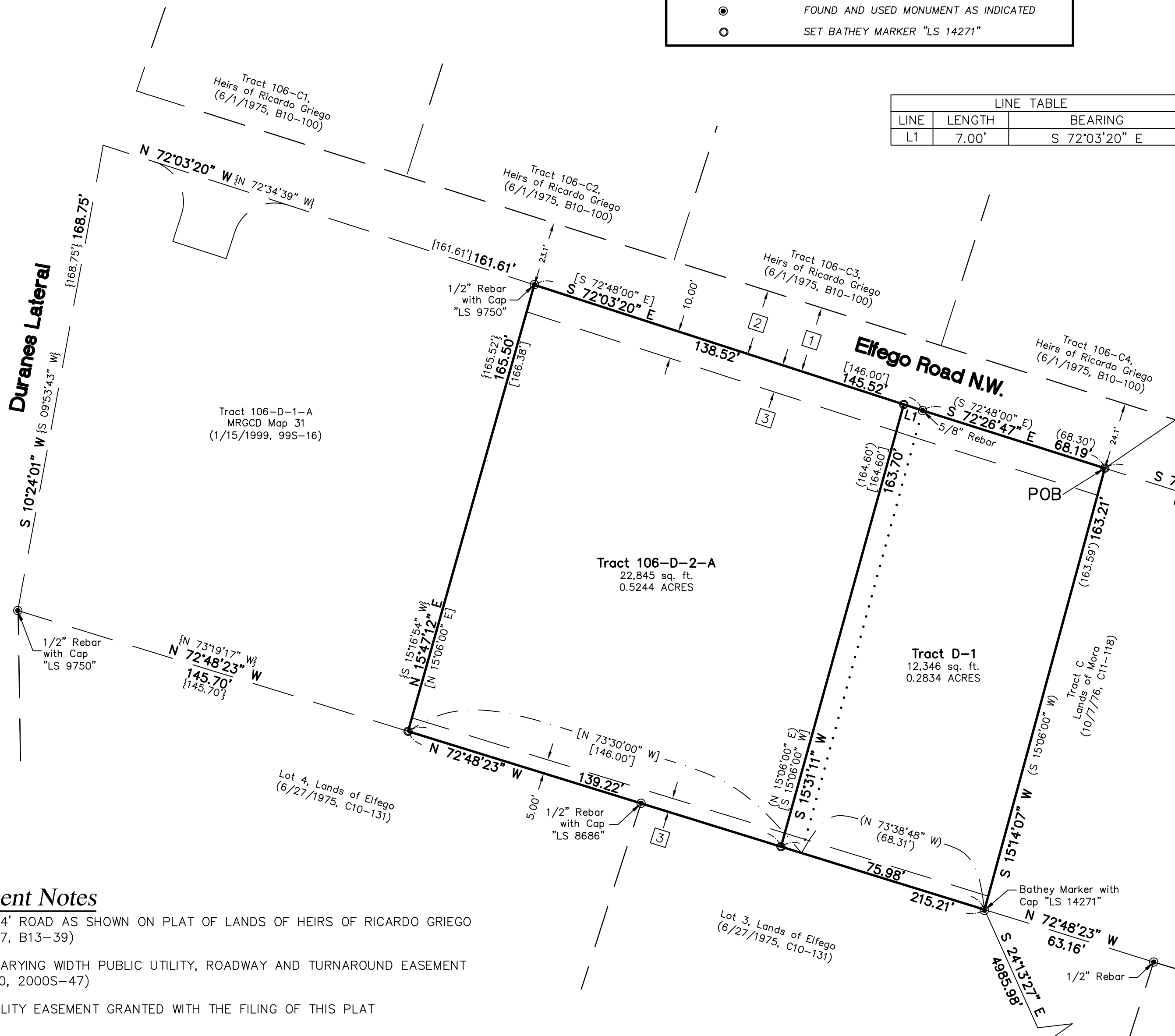
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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 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 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.



ACS Monument "6_G13AR"
NAD 1983 CENTRAL ZONE
X=1515743.949
Y=1500719.134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle=-0°14'23.60"

Easement Notes

- 1 EXISTING 24' ROAD AS SHOWN ON PLAT OF LANDS OF HEIRS OF RICARDO GRIEGO (6/29/1977, B13-39)
- 2 EXISTING VARYING WIDTH PUBLIC UTILITY, ROADWAY AND TURNAROUND EASEMENT (4/11/2000, 2000S-47)
- 3 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT