

Zone Atlas G-16-Z

n.t.s.

Purpose of Plat

1. SUBDIVIDE ONE LOT INTO TWO SEPARATE LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

DOC# 2015016678
 02/27/2015 11:58 AM Page 1 of 2
 PLAT R. 525 00 B 2015C P. 0016 M Toulouse Oliveira, Bernalillo Co

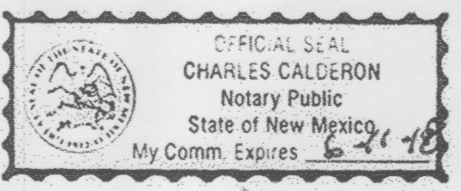
Free Consent

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Jerry Jones 2-13-15
 JERRY JONES DATE
 TRUSTEE OF THE COLVIN JAMES W. AND YVONNE J. IRREVOCABLE TRUST

Acknowledgment

STATE OF NEW MEXICO } SS
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-13-15
 BY: JERRY JONES, TRUSTEE OF THE COLVIN JAMES W. AND YVONNE J. IRREVOCABLE TRUST
Charles Calderon 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES



Indexing Information

Section 3, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Indian Rest Subdivision
 Owner: Trustee of the James W. Colvin and Yvonne Colvin Irrevocable Trust dated July 17, 1991
 UPC #: 101606035314440604

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101606035314440604
 PROPERTY OWNER OF RECORD:
Colvin James W + Yvonne J TRUST
 BERNALILLO COUNTY TREASURER'S OFFICE
 2/27/2015

Plat for
Tracts A-1 and A-2, Block 2
Indian Rest Subdivision

Within
 Section 3, Township 10 North, Range 3 East
 New Mexico Principal Meridian
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2015

Subdivision Data

GROSS ACREAGE. 0.5766 ACRES
 ZONE ATLAS PAGE NO. G-16-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL WIDTH STREETS. 0.00 MILES
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. FEBRUARY 2015

Legal

LOT "A" OF THE REPLAT OF LOTS 12 THROUGH 19, BLOCK 2, INDIAN REST, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT FILED AUGUST 30, 1976 IN BOOK B11, PAGE 184 OF THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

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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) 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.

Documents

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6. PLAT OF LOTS A AND B, TURNBULL'S REDIVISION OF LOTS 3A, 5A, 6A, AND LOT 7, BLOCK 10, INDIAN REST ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 20, 1978, IN BOOK B14, PAGE 112.

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 1010311
 Application Number ISDRB-70065

Plat approvals:

Joamanda Vigil 2-18-15
 PNM Electric Services Date
Chir Hallups 2-18-15
 New Mexico Gas Company Date
Blaine 2/19/15
 Qwest Corporation d/b/a CenturyLink QC Date
Comcast 2/18/15
 Comcast Date

City approvals:

Soren N. Krause 2/17/15
 City Surveyor Date
Kevin S 02-25-15
 Traffic Engineer Date
Allan P. Ate 02/27/15
 ABCWJA Date
Carl S. Dumont 02-25-15
 Parks and Recreation Department Date
Anto a Chen 2-25-15
 AMAFCA Date
Anto a Chen 2-25-15
 City Engineer Date
Jack Chas 2-27-15
 DRB Chairperson, Planning Department Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL 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. 2/13/15
 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

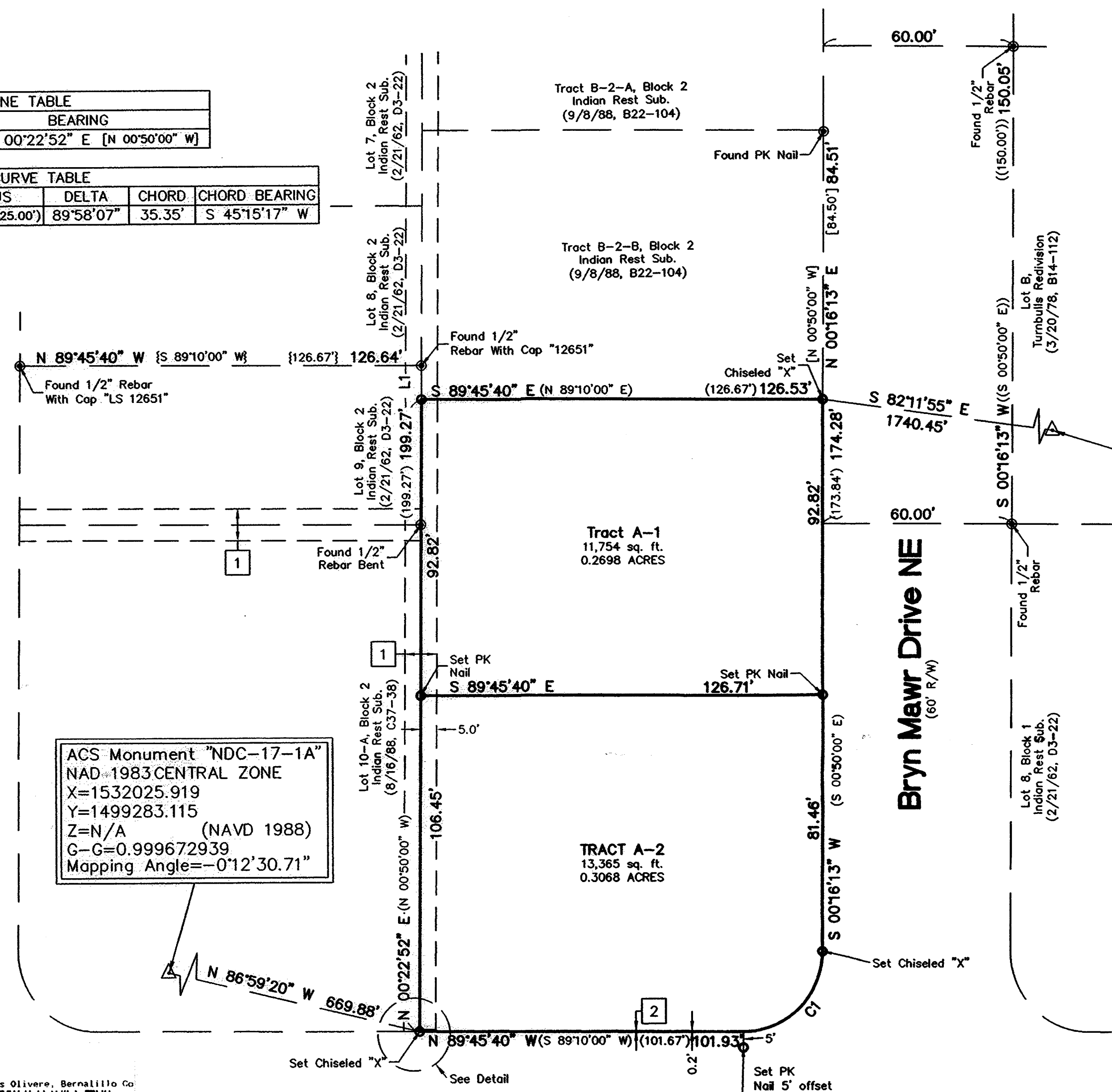


Plat for Tracts A-1 and A-2, Block 2 Indian Rest Subdivision

Within
Section 3, Township 10 North, Range 3 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
February 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.60'	N 00°22'52" E [N 00°50'00" W]

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.26' (39.27')	25.00' (25.00')	89°58'07"	S 45°15'17" W



ACS Monument " 6-G17 "
NAD 1983 CENTRAL ZONE
X=1534546.248
Y=1499210.443
Z=5139.195 (NAVD 1988)
G-G=0.999670902
Mapping Angle=-0°12'13.25"

ACS Monument "NDC-17-1A"
NAD 1983 CENTRAL ZONE
X=1532025.919
Y=1499283.115
Z=N/A (NAVD 1988)
G-G=0.999672939
Mapping Angle=-0°12'30.71"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (8/30/76, B11-184)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (2/21/62, D3-22)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/88, B22-104)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (3/20/78, B14-112)
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS MARKED OTHERWISE

Easement Notes

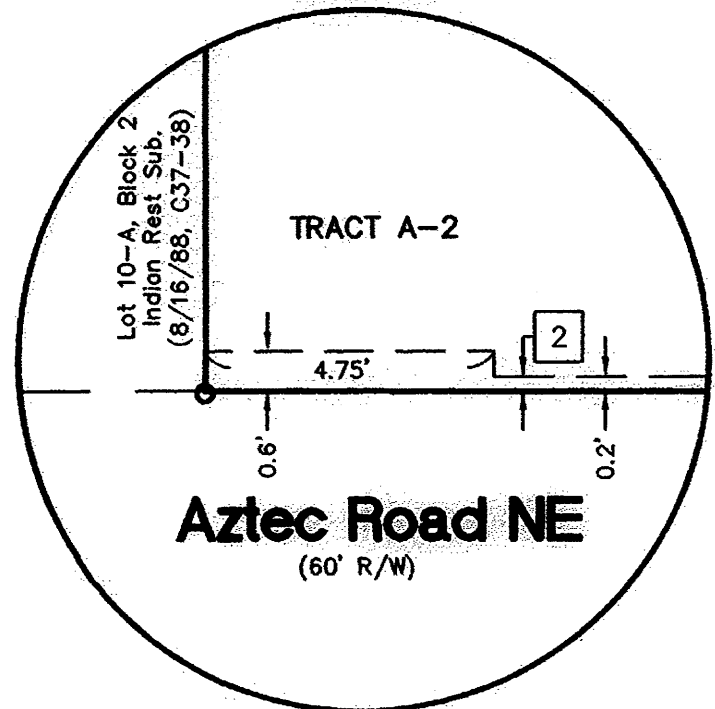
- 1 EXISTING 10' P.U.E. (8/27/76, D3-22)
- 2 PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE FILING OF THIS PLAT
- 3 INTENTIONALLY OMITTED

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.

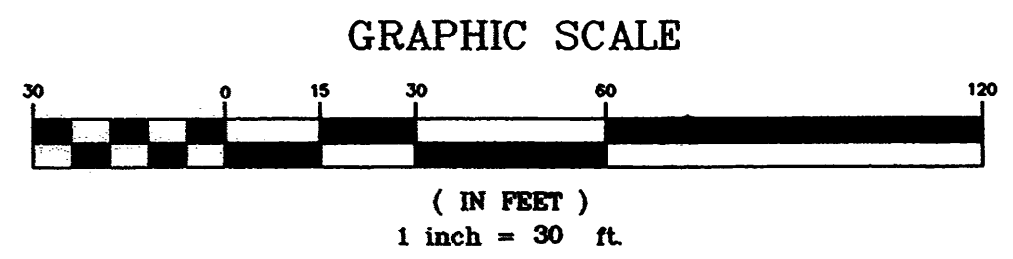
Detail

(Not to Scale)



Aztec Road NE

(60' R/W)



DOCN 2015016678
02/27/2015 11:58 AM Page: 2 of 2
PLAT R-425 00 B 2015C P 0016 P. Toulouse Olivere, Bernalillo Co.

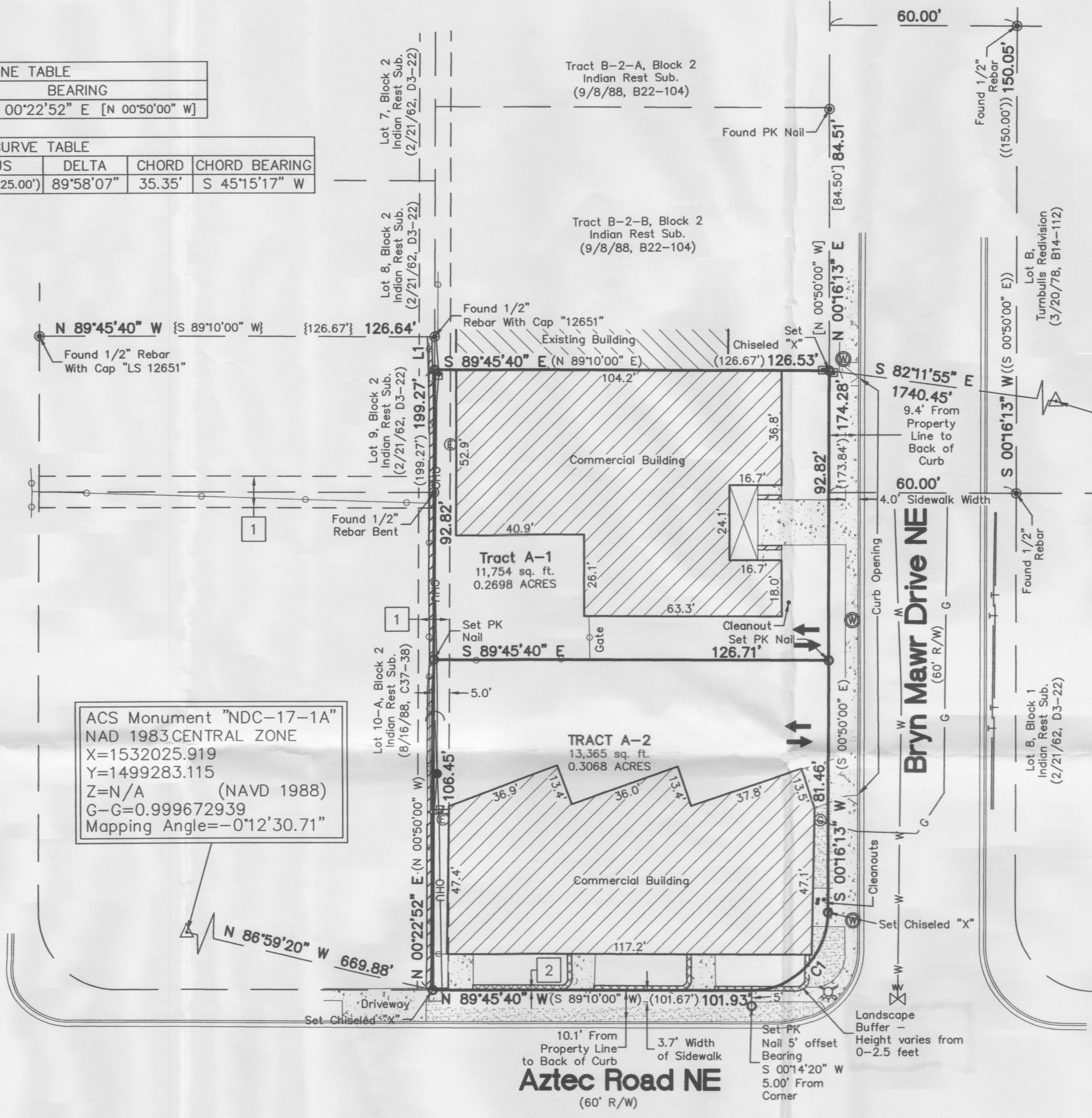
Site Sketch for Tracts A-1 and A-2, Block 2 Indian Rest Subdivision

Within
Section 3, Township 10 North, Range 3 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
February 2015

PROJECT: 1010311
DATE: 2-25-15
APP: 15-70665 (P/F)

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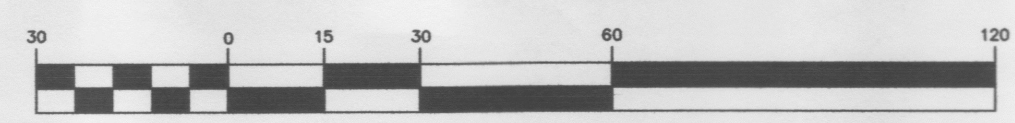
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⊠	COVERED AREA
▨	BLOCK WALL
▤	LANDSCAPE BUFFER 0-2.5 FEET TALL
—○—	CHAINLINK FENCE
—□—	METAL FENCE
⊕	WATER VALVE
⊗	WATER METER
⊘	FIRE HYDRANT
⊙	GAS METER
⊚	ELECTRIC METER
□	UTILITY PEDESTAL
●	POWER POLE
—OHU—	OVERHEAD UTILITY LINE
—	ANCHOR
↔	INGRESS/EGRESS
□	BOLLARD
—G—	UNDERGROUND GAS LINE
—W—	UNDERGROUND WATER LINE
—T—	UNDERGROUND TELEPHONE LINE

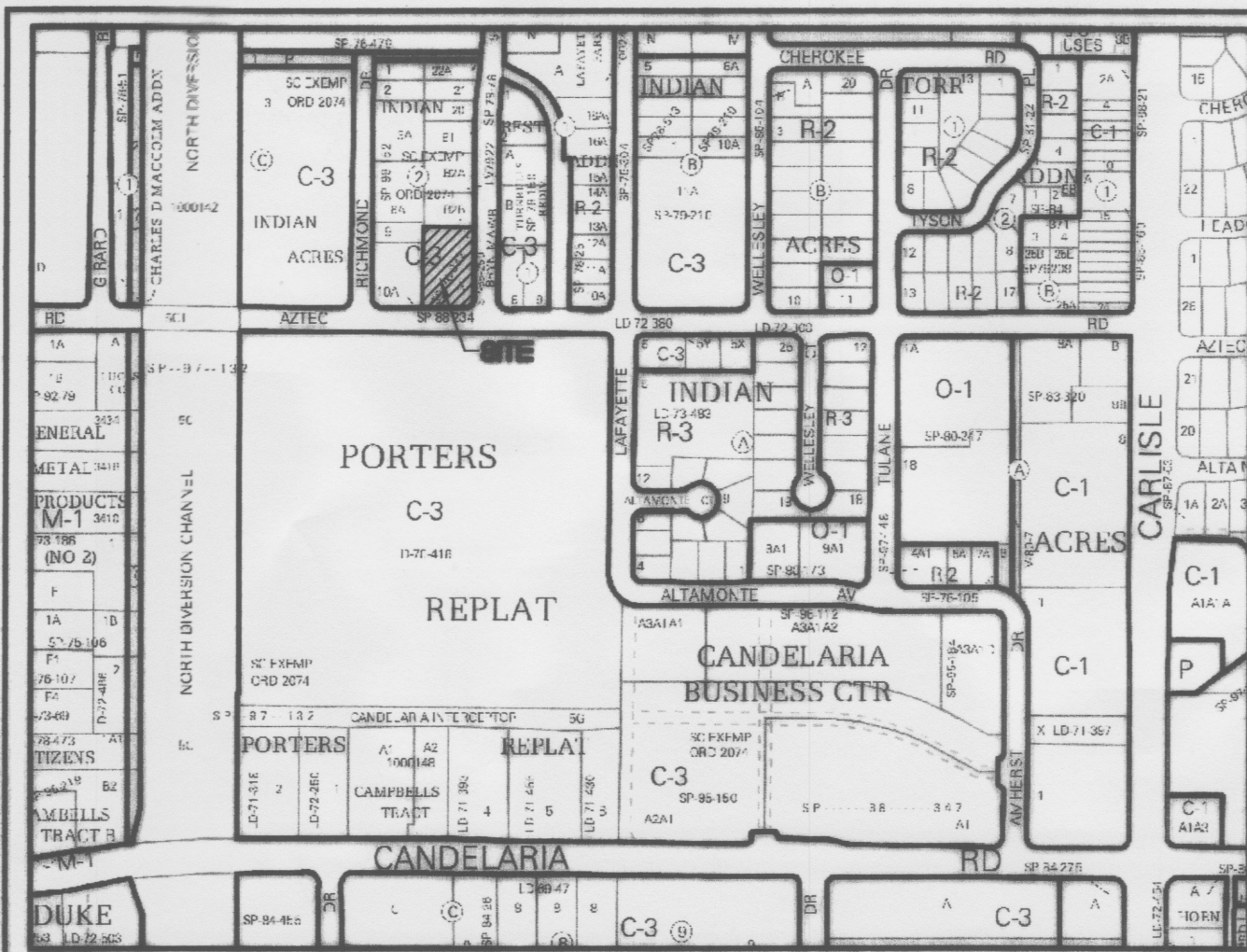
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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



Zone Atlas G-16-Z

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Project Number _____
Application Number _____
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New Mexico Gas Company	_____	Date	_____
Qwest Corporation d/b/a CenturyLink QC	_____	Date	_____
Comcast	_____	Date	_____
City approvals:			
<i>Steven A. Krumholz</i> P.S.	_____	Date	2/17/15
City Surveyor	_____	Date	_____
Traffic Engineer	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCFA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

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CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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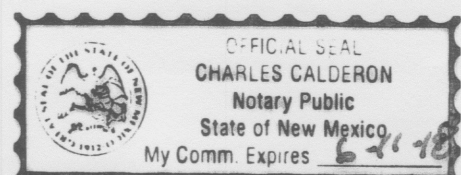
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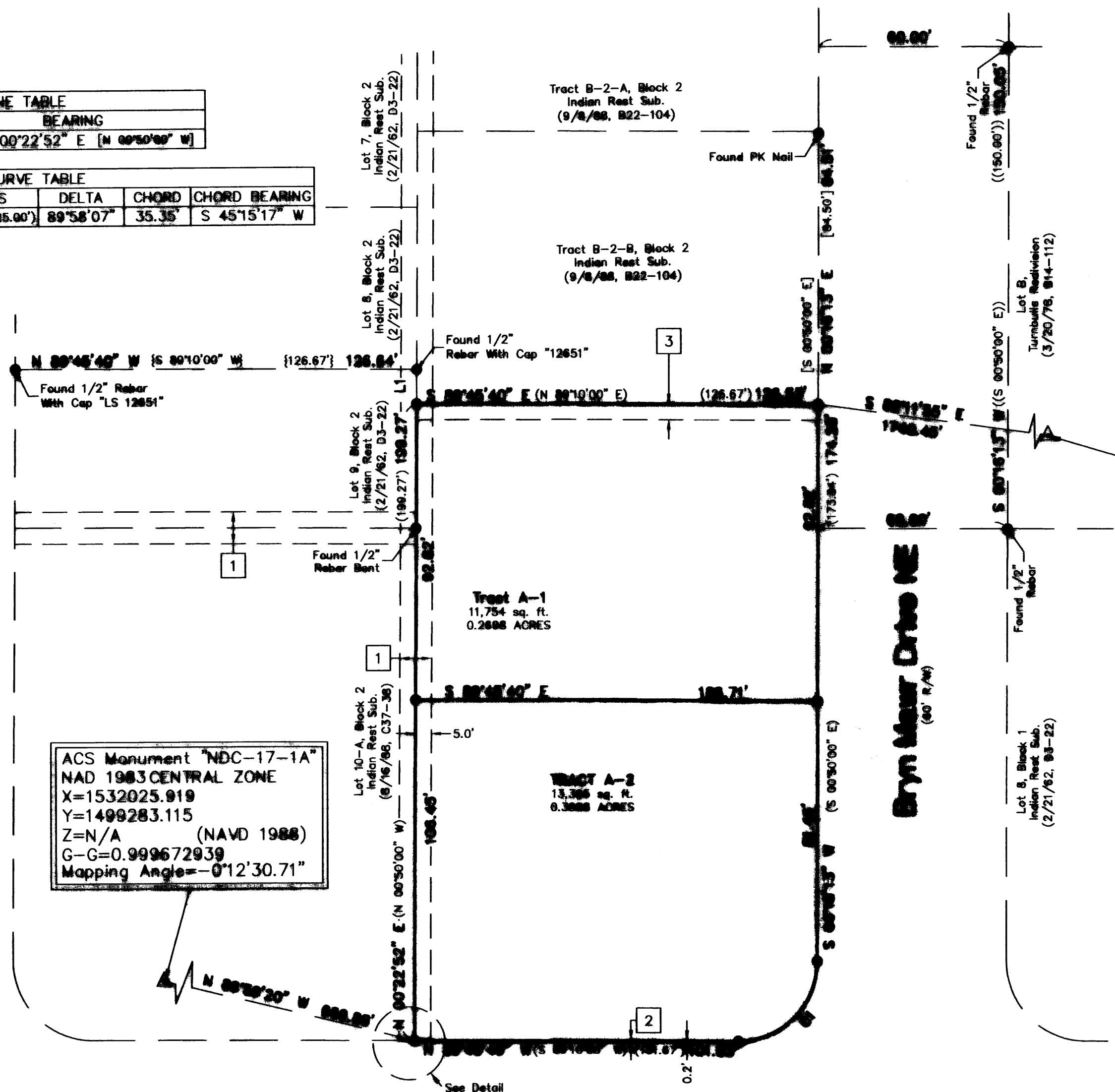


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February 2015

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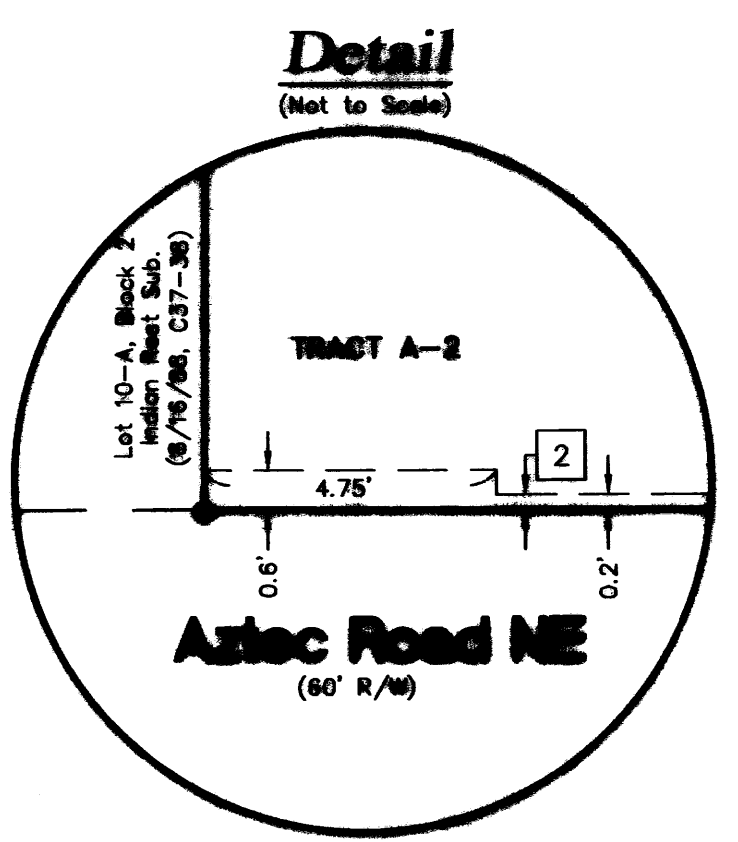
MEASURED BEARINGS AND DISTANCES	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (8/30/76, 811-104)	RECORD BEARINGS AND DISTANCES PER PLAT (3/21/82, 83-82)	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/88, 833-104)	RECORD BEARINGS AND DISTANCES PER PLAT (3/20/76, 814-112)
N 00°00'00" E	(N 00°00'00" E)	(N 00°00'00" E)	(N 00°00'00" E)	((N 00°00'00" E))
●	FOUND AND USED MONUMENT AS INDICATED			
○	SET BARNEY MARKER "LS 14871" UNLESS MARKED OTHERWISE			

Easement Notes

- EXISTING 10' P.U.E. (8/27/76, D3-22)
- PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE FILING OF THIS PLAT
- EXISTING 5' PNM AND MST&T RIGHT OF WAY EASEMENT (06/10/74, BK. MISC. 372-532)

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBMISSION 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.



Aztec Road NE
(60' R/W)

