

Vicinity Map Zone Atlas L-19-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY.
3. GRANT EASEMENTS.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2012 AND SUPPLEMENTAL DATA IN MARCH 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-B3).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS:

Subdivision Data

GROSS ACREAGE: 0.5411 ACRES
ZONE ATLAS PAGE NO. L-19-Z
NUMBER OF EXISTING LOTS: 3
NUMBER OF LOTS CREATED: 3
MILES OF FULL WIDTH STREETS: 0.00 MILES
MILES OF HALF WIDTH STREETS: 0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0187 ACRES
DATE OF SURVEY: MARCH 2015

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 DO HEREBY GRANT 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 THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

MICHAEL H. PLATT, OWNER

DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: MICHAEL PLATT, OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES

Indexing Information

Section 30, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Emil Mann Addition
Owner: Michael H. and Auline M. Platt
UPC #: 101905608752322113 (Lot 24)
101905608751722112 (Lot 23)
101905608751322111 (Lot 22)

Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

Legal

LOTS NUMBERED TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK NUMBERED THREE (3) OF THE EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, 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 JULY 18, 1944, IN PLAT BOOK D, PAGE 78.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF ZUNI ROAD SE, MARKED WITH A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "7-K19", BEARING N 31°53'40" W, A DISTANCE OF 1384.00 FEET;

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF ZUNI ROAD SE, N 89°07'05" E, A DISTANCE OF 134.88 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF MESILLA STREET SE, MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY OF ZUNI ROAD SE, AND COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF MESILLA STREET SE, S 00°51'16" W, A DISTANCE OF 176.53 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY OF MESILLA STREET SE, N 89°28'26" W, A DISTANCE OF 134.81 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1 INCH PIPE;

THENCE, N 00°50'58" E, A DISTANCE OF 173.22 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5411 ACRES (23,575 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 DO HEREBY GRANT 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 THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

AULINE M. PLATT, OWNER

DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: AULINE M. PLATT, OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES

Plat for Lots 22-A, 23-A, and 24-A Block 3, Emil Mann Addition Being Comprised of

Lots 22, 23 and 24, Block 3, Emil Mann Addition
Within Section 30, Township 10 North,
Range 4 East, New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
March 2015

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) 898-3050 Fax (505) 891-0244



Legend

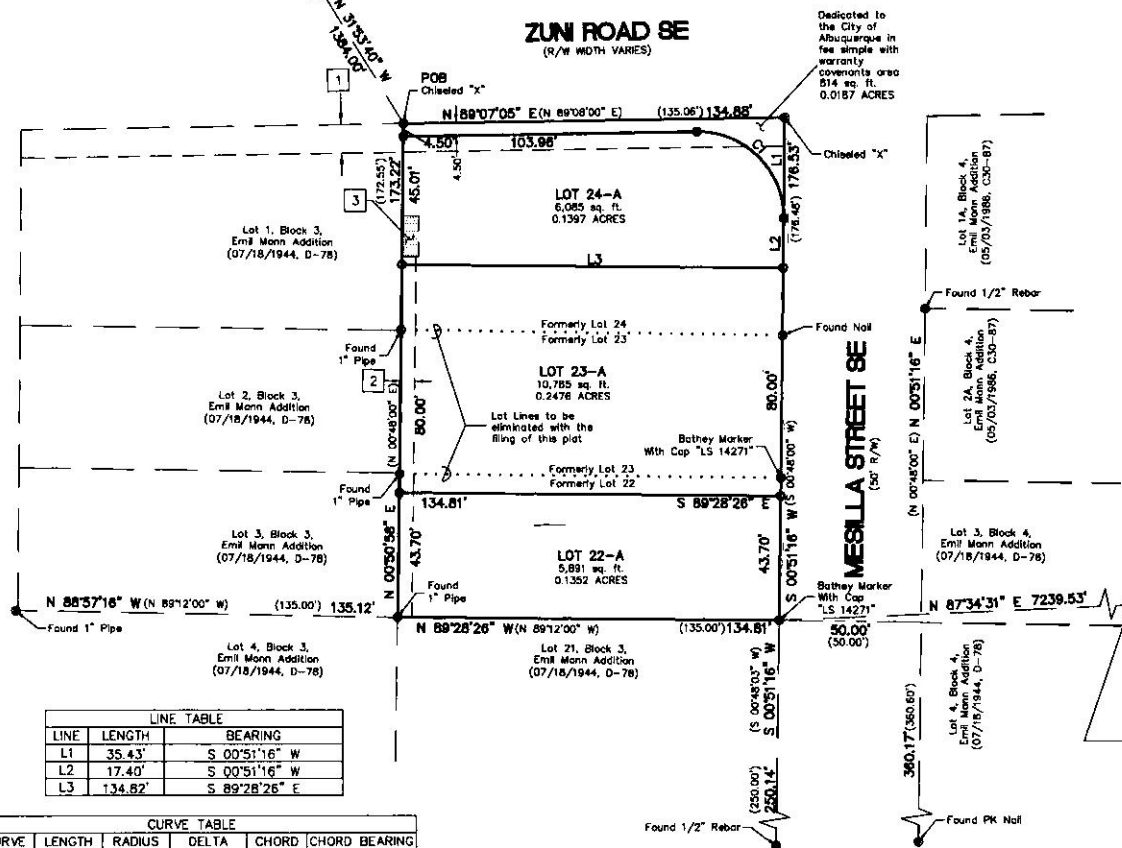
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (07/18/44, D-78)
●	FOUND AND USED MONUMENT MARKED AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271" UNLESS MARKED OTHERWISE

Easement Notes

- EXISTING 10' PNM & MST&T EASEMENT (9/29/53, D256-312, DOC #1810)
- 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT.
- EASEMENT FOR THE BENEFIT OF LOT 1, BLOCK 3, EMIL MANN ADDITION (02/01/13, DOC. # 2013012511), SHOWN HEREON AS

ACS Monument " 7-K19
NAD 1983 CENTRAL ZONE
X=1545165.941
Y=1483044.082
Z=5325.987 (NAVD 1988)
G=0.999659513
Mapping Angle=-0°10'58.61"

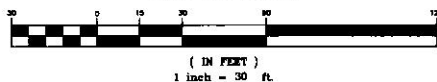
CHAMA STREET SE
(50' R/W)



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.43'	S 00°51'16" W
L2	17.40'	S 00°51'16" W
L3	134.82'	S 89°28'26" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	48.03'	30.00'	91°44'10"	N 45°00'50" W

GRAPHIC SCALE



Plat for Lots 22-A, 23-A and 24-A Block 3, Emil Mann Addition Being Comprised of

Lots 22, 23 and 24, Block 3, Emil Mann Addition
Within Section 30, Township 10 North,
Range 4 East, New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
March 2015

Public Utility Easements:

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

- 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.
- 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.
- 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.
- 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.

ACS Monument " 5-K20
NAD 1983 CENTRAL ZONE
X=1553259.684
Y=1482001.249
Z=5429.995 (NAVD 1988)
G=0.999652832
Mapping Angle=-0°10'02.59"

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.