

Zone Atlas Page G-14-Z n.t.s.

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....	1.2013 ACRES
ZONE ATLAS PAGE NO.....	G-14-Z
NUMBER OF EXISTING LOTS.....	14
NUMBER OF LOTS CREATED.....	1
MILES OF FULL-WIDTH STREETS.....	0.0000 MILES
MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.0426 ACRES
DATE OF SURVEY.....	JULY 2015

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 178719 AND AN EFFECTIVE DATE OF APRIL 9, 2015.
2. PLAT OF BELMONT PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 23, 1924, IN BOOK B2, PAGE 34.
3. PLAT OF LOTS A AND B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 27, 2004, IN BOOK 2004C, PAGE 214.
4. QUITCLAIM DEED FOR SCHECK, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 31, 1948, IN BOOK D-74, PAGE 351.
5. QUITCLAIM DEED FOR GENERAL FINANCE CORPORATION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 31, 1948, IN BOOK D-74, PAGE 353.
6. WARRANTY DEED FOR WILLIAM J. STEVENS, SR. AND PRISCILLA E. STEVENS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 9, 2007, IN BOOK A135, PAGE 1841.
7. SPECIAL WARRANTY DEED FOR TAM QUACH, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 5, 2006, IN BOOK A110, PAGE 2270.
8. WARRANTY DEED FOR MICHAEL E. DRESKIN, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 11, 2015, AS DOC. NO. 2015069398.

Indexing Information

Projected Section 5, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant
 Subdivision: Belmont Place
 Owner: Michael E. Dreskin
 UPC #: 101406040642411405 (E'ly 78' of Lots 1 & 2)
 101406030942611406 (W'ly 64' of Lots 1 & 2 and E'ly half portion of vacated Alley)
 101406038742211407 (Lots 16-22)
 101406040241711404 (Lots 3-6)
 101406040141011403 (Lot 7)

Legal Description

LOTS NUMBERED ONE (1) THRU SEVEN (7) AND LOTS NUMBERED SIXTEEN (16) THRU TWENTY-TWO (22), BLOCK NUMBERED ONE (1), OF BELMONT PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, ON JANUARY 23, 1924, IN BOOK B2, PAGE 34, AND THE VACATED ALLEY PER DEEDS FILED MARCH 31, 1948 IN BOOK D74, PAGE 351, MARCH 31, 1948, BOOK D74, PAGE 353, AND APRIL 9, 2007, BOOK A135, PAGE 1841.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF LOT 7 AND A POINT ON THE WESTERLY RIGHT OF WAY OF 4TH STREET NW, MARKED WITH A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "STA-NM47-10", BEARS S 34°25'34" E, A DISTANCE OF 1510.74 FEET;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY OF 4TH STREET NW, N 76°13'24" W, A DISTANCE OF 300.03 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF LOT 16 AND A POINT ON THE EASTERLY RIGHT OF WAY OF 5TH STREET NW, MARKED WITH A 5/8" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY OF 5TH STREET NW, N 09°14'39" E, A DISTANCE OF 174.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF LOT 22, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF FREEMAN AVENUE NW, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF 5TH STREET NW AND COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF FREEMAN AVENUE NW, S 76°13'16" E, A DISTANCE OF 299.93 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF LOT 1 AND A POINT ON THE WESTERLY RIGHT OF WAY OF 4TH STREET NW, MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY OF FREEMAN AVENUE NW AND COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF 4TH STREET NW, S 09°12'28" W, A DISTANCE OF 174.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.2013 ACRES (52,327 SQ. FT.), MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING AVERAGE GROUND TO GRID FACTOR OF 0.999681769.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 1-014-060-38742211407
 Parcel Above
 2014-2015

PROPERTY OWNER OF RECORD

Michael Dreskin

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 11-2-15

Plat for Tract 1-A, Block 1, Belmont Place

Being comprised of Lots 1-7, Lots 16-22 and Vacated Portions of a 16' Alley within Block 1, Belmont Place, Within Projected Section 5, T 10 N, R 3 E, NMPM, within the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 August 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: 1010530

Application Number: 15 DRB-70315

Plat Approvals:

<i>Fernando Vigil</i> PNM Electric Services	8/28/15 Date
<i>Chris Salgado</i> New Mexico Gas Company	8-28-15 Date
<i>[Signature]</i> QWEST Corporation d/b/a Centurylink QC	9.22.15 Date
<i>[Signature]</i> Comcast	5/1/15 Date

City Approvals:

<i>Sean J. Rauhovec P.S.</i> City Surveyor	8/31/15 Date
<i>Russell M. Mead</i> Traffic Engineer	11/2/15 Date
<i>Christy Cadre</i> ABCWUA	09/09/15 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	9-9-15 Date
<i>Carla A. Chew</i> AMAFCA	9-10-15 Date
<i>Wile P. H.</i> City Engineer	9-9-15 Date
<i>Paul Clark</i> DRB Chairperson, Planning Department	11-2-15 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. 8/26/15
 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
Tract 1-A, Block 1,
Belmont Place**
Being comprised of Lots 1-7, Lots 16-22 and
Vacated Portions of a 16' Alley within Block 1,
Belmont Place, Within Projected Section 5,
T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
August 2015

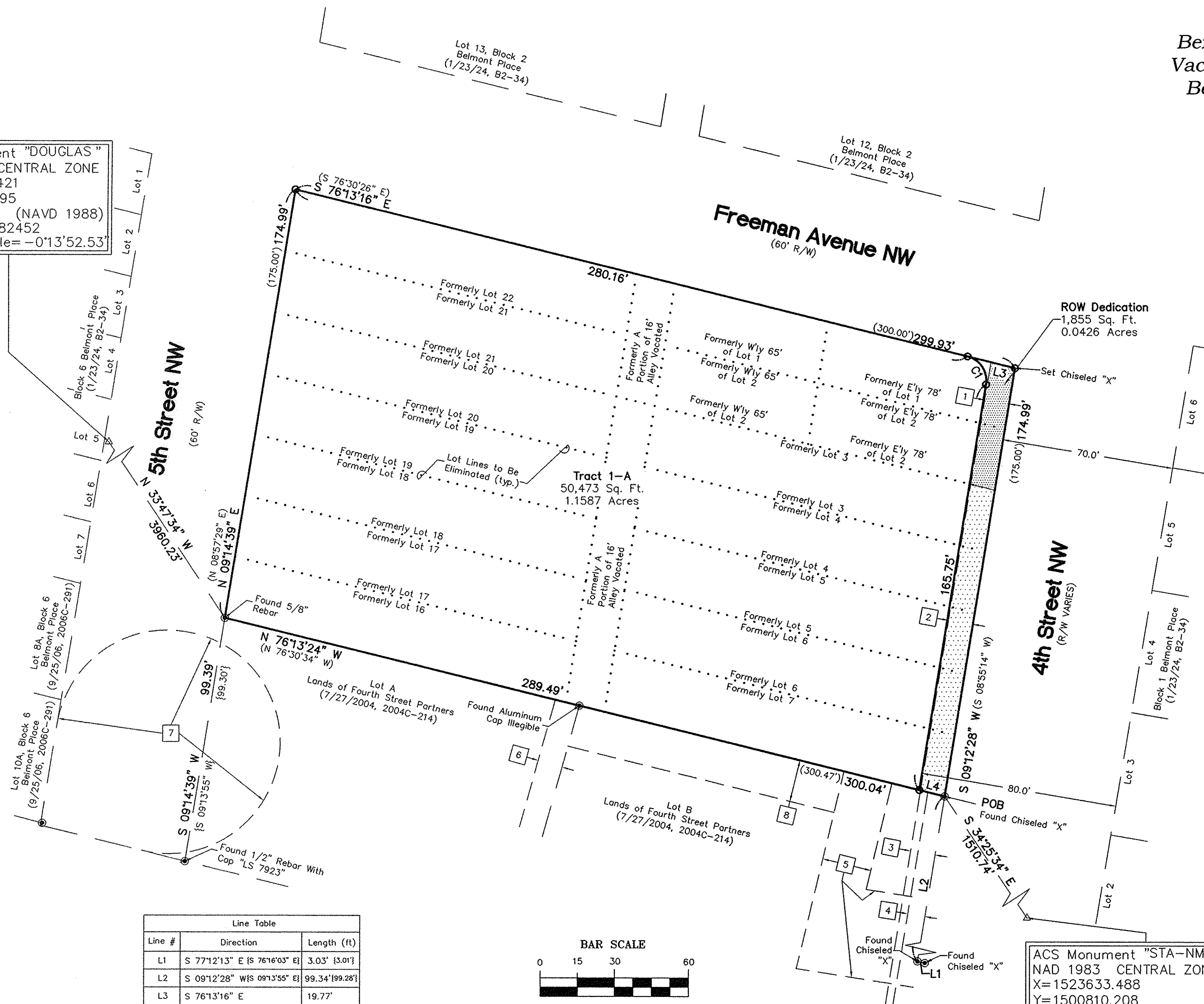
ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421
Y=1505417.495
Z=4975.078 (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"

Easement Notes

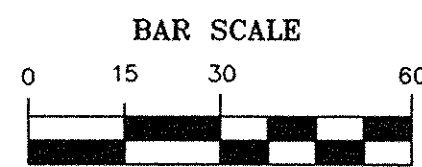
- 1 EXISTING 10' UTILITY EASEMENT (11/25/53, BK. D-261, PG. 417) SHOWN HEREON AS [Symbol]
- 2 EXISTING 10' UTILITY EASEMENT (11/25/53, BK. D-261, PG. 423) SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' UTILITY EASEMENT (11/25/53, BK. D-261, PG. 323)
- 4 EXISTING 7' PUBLIC ROADWAY AND PUBLIC SANITARY SEWER, STORM, SEWER, WATER AND UTILITY EASEMENT (7/27/2004, 2004C-214)
- 5 EXISTING RECIPROCAL ACCESS AND MAINTENANCE EASEMENT BENEFITING LOT A, LANDS OF FOURTH STREET PARTNERS, WIDTH VARIES-SCALED IN FROM PLAT FILED (7/27/2004, 2004C-214)
- 6 EXISTING 10' RECIPROCAL ACCESS, MAINTENANCE AND UNDERGROUND UTILITY EASEMENT BENEFITING LOT B, LANDS OF FOURTH STREET PARTNERS (7/27/2004, 2004C-214)
- 7 EXISTING PUBLIC ROADWAY, TURN AROUND EASEMENT BENEFITING LOT A, LANDS OF FOURTH STREET PARTNERS (7/27/2004, 2004C-214)
- 8 EXISTING 17' RECIPROCAL ACCESS AND MAINTENANCE EASEMENT BENEFITING LOT A, LANDS OF FOURTH STREET PARTNERS (7/27/2004, 2004C-214)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (FILING INFO)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



Line Table		
Line #	Direction	Length (ft)
L1	S 77°12'13" E S 76°16'03" E	3.03' {3.01}
L2	S 09°12'28" W S 09°13'55" E	99.34' {99.28}
L3	S 76°13'16" E	19.77'
L4	N 76°13'24" W	10.55'



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	14.91'	10.00'	85°25'06"	13.57'	S 33°30'17" E

ACS Monument "STA-NM47-10"
NAD 1983 CENTRAL ZONE
X=1523633.488
Y=1500810.208
Z=4970.252 (NAVD 1988)
G-G=0.99968177
Mapping Angle=-00°13'28.96"

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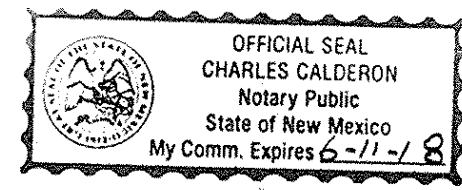
Free Consent and Dedication

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.

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the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
August 2015*

Michael E. Dreskin 8-28-15
MICHAEL E. DRESKIN, OWNER DATE

Acknowledgement



STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

Michael E. Dreskin 8-28-15

BY: MICHAEL E. DRESKIN, OWNER

Charles Calderon June 11, 2018
NOTARY PUBLIC MY COMMISSION EXPIRES

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, 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.