

Vicinity Map - Zone Atlas K-20-Z

N.T.S.

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. VACATE EASEMENTS AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

TRACT IDENTIFIED AS THREE (3) MUNICIPAL ADDITION NO. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 15, 2015 IN BOOK 2015C, PAGE 171.

Free Consent

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.

Robert J. Perry, Chief Administrative Officer Date
City of Albuquerque, A New Mexico Municipal Corporation

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016
BY: Robert J. Perry, Chief Administrative Officer
City of Albuquerque, A New Mexico Municipal Corporation

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 20, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Municipal Addition No. 2
Owner: City of Albuquerque
UPC #102005708535220112

Subdivision Data

GROSS ACREAGE. 31.8537 ACRES
ZONE ATLAS PAGE NO. K-20-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 MILES
RIGHT-OF-WAY DEDICATION. 0.00 ACRES
DATE OF SURVEY. JUNE 2016

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND JULY 2016.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999651505.

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.

Documents

- 1. TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE CO., HAVING FILE NO. 01501575 AND AN EFFECTIVE DATE OF JULY 28, 2015.
- 2. PLAT OF A PORTION OF TRACT 3, MUNICIPAL ADDITION NO. 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 15, 2015 IN BOOK 2015C, PAGE 171.
- 3. PLAT FOR MUNICIPAL ADDITION NO. 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 12, 1955.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Plat for
Tracts 3-A & 3-B
Municipal Addition No. 2
Being Comprised of
A Portion of Tract 3
Municipal Addition No. 2
City of Albuquerque
Bernalillo County, New Mexico
July 2016

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 _____

Qwest Corp. d/b/a CenturyLink QC _____

New Mexico Gas Company _____

Cable One _____

City Approvals:

Soren N. Rainwater P.S. 8/4/16
City Surveyor

Traffic Engineer _____

ABCWUA _____

Parks and Recreation Department _____

AMAFCA _____

City Engineer _____

DRB Chairperson, Planning Department _____

Real Property Division _____

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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. 8/3/16
N.M.R.P.S. No. 14271 Date

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








Existing Easements

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/15/15, 15C-171)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

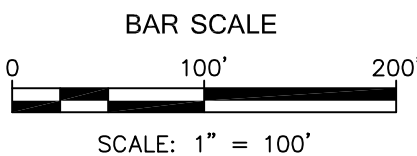
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Bernalillo County, New Mexico
July 2016

Easement Notes

- 15' PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 40' PRIVATE ROADWAY, SEWER, PRIVATE WATER AND PRIVATE SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE OWNER OF TRACT 3-B
- 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- EXISTING ROADWAY, DRAINAGE, WATER, SEWER, PUBLIC UTILITY AND PARKING EASEMENT (12/22/76, MISC. 511, PG. 567) (4/6/77, MISC. 528, PG. 729)
- EXISTING 7' POWER LINE EASEMENT (12/15/15, 2015C-171)
- EXISTING CROSS LOT DRAINAGE EASEMENT (12/15/15, 2015C-171) BLANKET IN NATURE
- EXISTING PNM AND MST&T EASEMENT (7/1/60, DOC. 76089) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 10' PNM AND MST&T EASEMENT (4/26/64, DOC. NO. 90911) MODIFIED PER DOCUMENT FILED (7/5/70, VOL. D879, FOL. 317) PORTION TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN AS 
- 5' UTILITY EASEMENT TO CROWN ATLANTIC COMPANY (12/16/13, DOC. 2013132896)
- EXISTING 10' PNM AND MST&T EASEMENT (3/2/70, MISC. 166, PG. 185)
- EXISTING 10' PNM AND MST&T EASEMENT (6/14/77, MISC. 541, PG. 473)
- EXISTING 7' PNM AND MST&T EASEMENT (6/15/78, MISC. 616, PG. 186) VACATED WITH THE FILING OF THIS PLAT SHOWN AS 
- EXISTING 10' PNM AND MST&T EASEMENT (6/10/86, MISC. 360A, PG. 688) 
- EXISTING 10' PNM EASEMENT (8/3/11, DOC. NO. 2011070979)
- PRIVATE STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE OWNER OF TRACT 3-B, SHOWN HEREON AS 

Wyoming Blvd NE
(R/W Varies)

Copper Avenue NE
(75' R/W)



CARTESIAN SURVEYS INC.
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Easements being Granted by this Plat

Legend

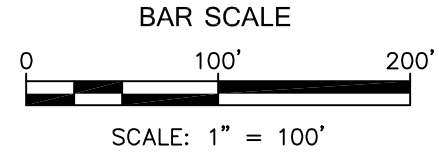
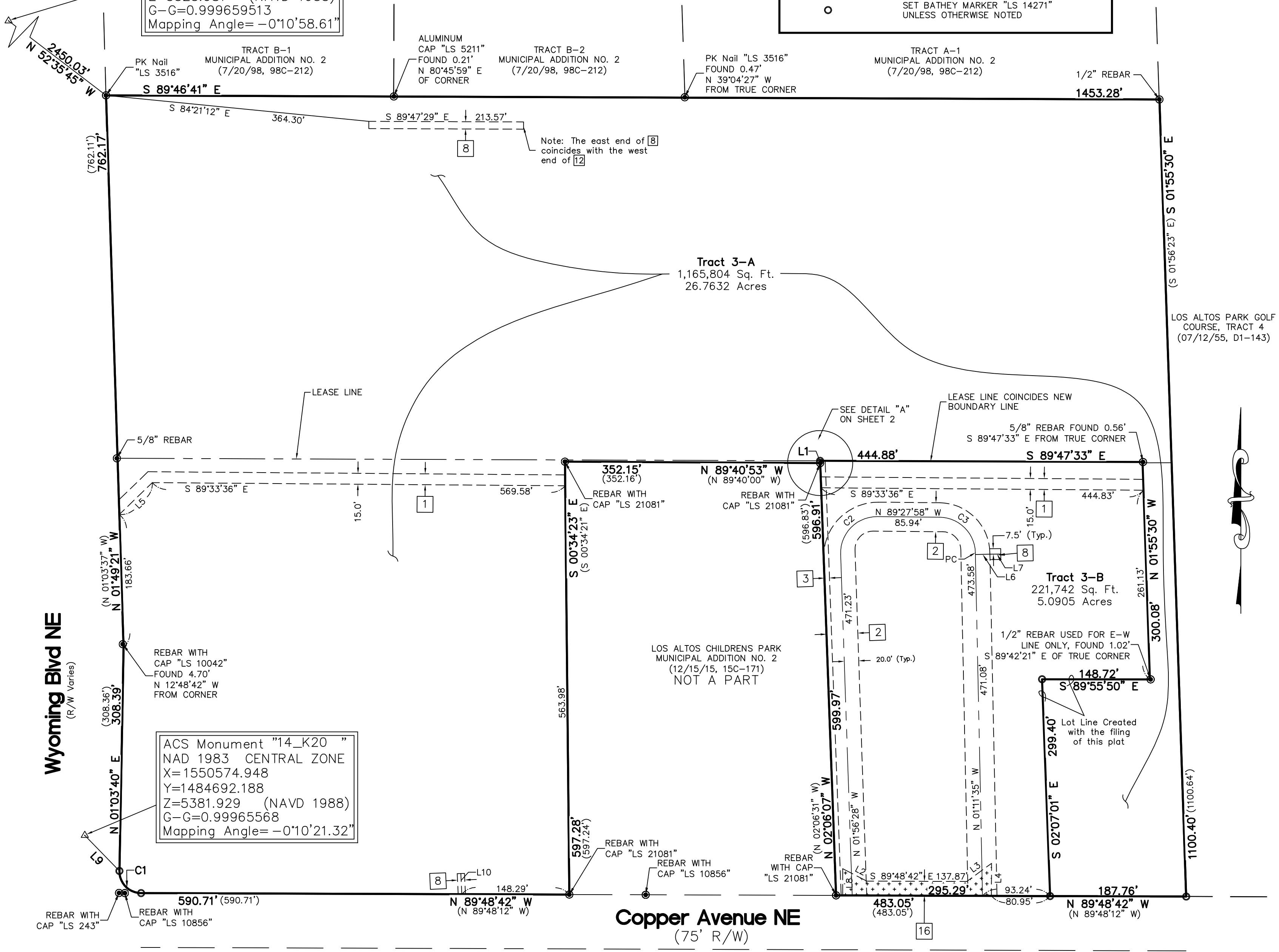
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ACS Monument "7_K19"
NAD 1983 CENTRAL ZONE
X=1545165.941
Y=1483044.082
Z=5325.987 (NAVD 1988)
G-G=0.999659513
Mapping Angle=-0°10'58.61"

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/15/15, 15C-171)
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.58'	30.00'	90°52'22"	42.75'	N 44°22'31" W
C2	80.70'	50.00'	92°28'31"	72.22'	S 44°17'47" W
C3	77.03'	50.00'	88°16'22"	69.64'	N 45°19'47" W

Line Table		
Line #	Direction	Length (ft)
L1	S 02°06'07" E	3.06'
L2	N 62°47'22" W	37.37'
L3	S 53°45'20" W	42.32'
L4	N 00°11'18" E	44.94'
L6	N 88°48'25" E	20.00'
L7	N 88°48'25" E	15.00'
L8	S 00°11'18" W	36.78'
L9	N 44°13'41" W	68.55'
L10	N 02°29'25" W	28.46'

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.