

#### **LOCATION MAP** ZONE ATLAS MAP NO. J-14-Z

#### SUBDIVISION DATA

- 1. PROJECT#
- 2. ZONE ATLAS INDEX NO.: J-14
- 3. GROSS SUBDIVISION ACREAGE: 0.1444 ACRE 4. TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 1
- 6. DATE OF SURVEY: SEPTEMBER 2015

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE

PUBLIC SERVICE COMPANY OF NEW MEXICO, 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.

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

#### DISCLAIMER

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INDEXING INFORMATION FOR COUNTY CLERK OWNERS: GLEN E. BRANDVOLD & TRISTESSE M. BRANDVALD SECTION 17, T10N, R3E, NMPM SUBDIVISION - BRANSON ADDITION

#### LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 26 AND 27, BLOCK B, BRANSON ADDITION, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1921 IN VOLUME D1, FOLIO 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK B, BRANSON ADDITION THE NORTHEAST CORNER OF LOT 25, BLOCK B, BRANSON ADDITION, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W., WHENCE THE CONTROL POINT "I-25-27" BEARS S 37°55'23" E. 8,224.85 FEET DISTANCE: THENCE.

N 84°19'56" W, 125.38 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF SAID LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE EASTERLY LINE OF VACATED PUBLIC ALLEY (VACATION ORDINANCE NO.

N 04°39'35" E, 50.01 FEET DISTANCE ALONG THE EASTERLY LINE OF THE VACATED ALLEY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE NORTHWEST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK B, BRANSON ADDITION; THENCE,

S 84°19'56" E, 126.26 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHEAST CORNER OF SAID LOT 27 AND THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK B, BRANSON ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W.; THENCE,

S 05°40'04" W, 50.00 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

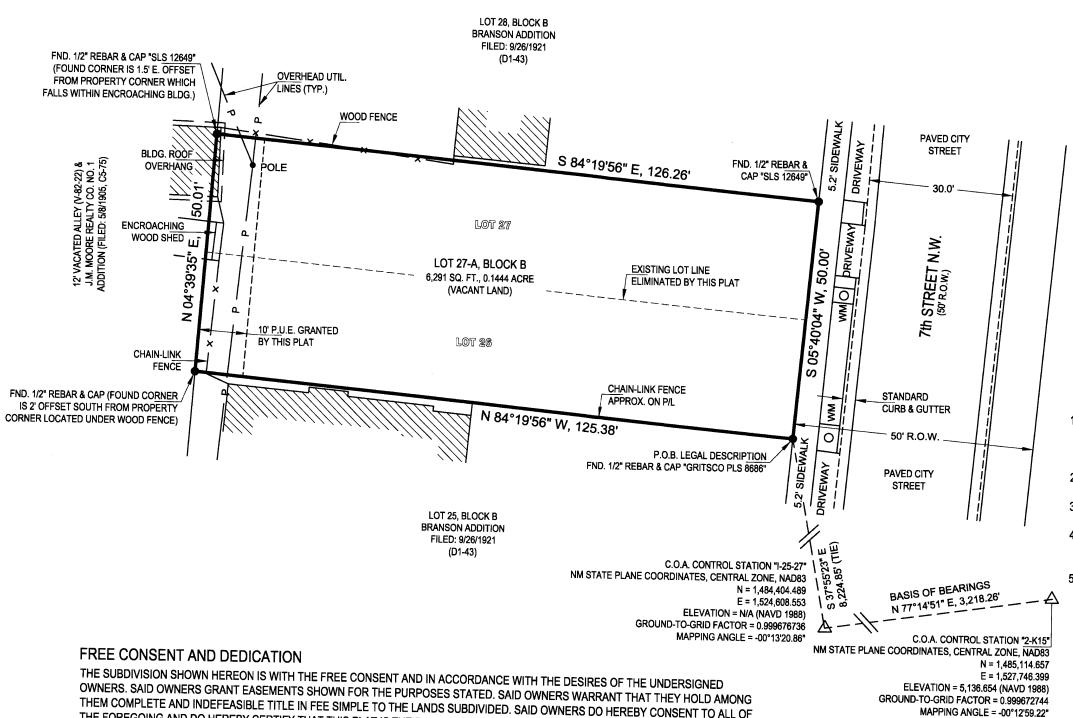
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS.

#### PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINE AND TO CREATE ONE LOT SUITABLE FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING, AND TO GRANT UTILITY EASEMENTS AS SHOWN.

#### SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

OWNER: GLEN E. BRANDVOLD OWNER: TRISTESSE M. BRANDVOLD

## **ACKNOWLEDGEMENT**

COUNTY OF BERNALILLO STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

SCALE: 1" = 20'

10

# **SKETCH PLAT OF** LOT 27-A, BLOCK B **BRANSON ADDITION**

WITHIN THE TOWN OF ALBUQUERQUE GRANT, SECTION 17, T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2015

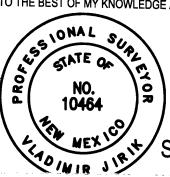
|  | CASE NO.  |  |  |
|--|---|--|--|
|  | DRB CHAIRPERSON, PLANNING DEPARTMENT  | DATE   |  |
|  | CITY ENGINEER   | DATE   |  |
|  | PARKS AND RECREATION DEPARTMENT   | DATE   |  |
|  | ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY   | DATE   |  |
|  | TRAFFIC ENGINEER, TRANSPORTATION DIVISION   | DATE   |  |
|  | A.M.A.F.C.A.  | DATE   |  |
|  | CITY SURVEYOR   | DATE   |  |
|  | UTILITY APPROVALS:  |  |  |
|  | NM GAS COMPANY  |  |  |
|  | CENTURYLINK   |  |  |
|  | COMCAST   |  |  |
|  | NOTES   |  |  |
|  | BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE S DATUM. NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT. DIS RECORD VALUES.   | SYSTEM, CENTRAL ZONE, NAD<br>TANCES ARE GROUND AND |  |
|  | ALL PROPERTY CORNERS WERE FOUND AS SHOWN.   |  |  |
|  | THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.   |  |  |
|  | NO EXISTING EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SEASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.  | JBDIVISION, AND NO EXISTING                        |  |
|  | THE ADDRESS OF THE SUBJECT PROPERTY IS 1251 7th STREET N.W., ALBUQUERQUE, NM.   |  |  |
|  | TREASURER'S CERTIFICATION THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #1 014 05 LOTS 26 & 27, BLOCK B, BRANSON ADDITION PROPERTY OWNERS OF RECORD: GLEN E. BRANDVOLD AND TRISTESSE M. |  |  |
|  |   |  |  |

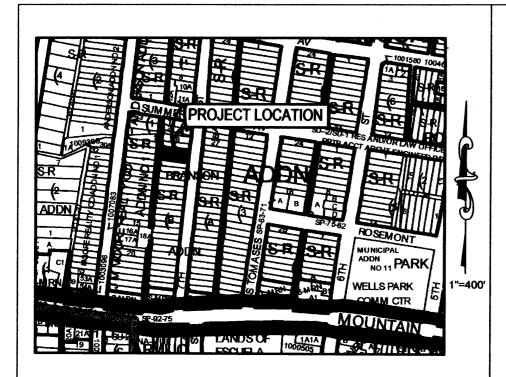
### SURVEYOR'S CERTIFICATION

professional.surveying@comcast.net

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.







#### **LOCATION MAP ZONE ATLAS MAP NO. J-14-Z**

#### **SUBDIVISION DATA**

- 1. PROJECT #1010610
- 2. ZONE ATLAS INDEX NO.: J-14
- 3. GROSS SUBDIVISION ACREAGE: 0.1444 ACRE
- 4. TOTAL NUMBER OF EXISTING LOTS: 2
- 5. TOTAL NUMBER OF PROPOSED LOTS: 1 6. DATE OF SURVEY: SEPTEMBER 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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INDEXING INFORMATION FOR COUNTY CLERK OWNERS: GLEN E. BRANDVOLD & TRISTESSE M. BRANDVOLD SECTION 17, T10N, R3E, NMPM SUBDIVISION - BRANSON ADDITION

# PROJECT: 1010610 DATE: 10-14-15\_ APP: 15-70365

#### LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 26 AND 27, BLOCK B, BRANSON ADDITION, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1921 IN VOLUME D1, FOLIO 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK B, BRANSON ADDITION, THE NORTHEAST CORNER OF LOT 25, BLOCK B, BRANSON ADDITION, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W., WHENCE THE CONTROL POINT "1-25-27" BEARS S 37°55'23" E, 8,224.85 FEET DISTANCE; THENCE.

N 84°19'56" W, 125.38 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF SAID LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE EASTERLY LINE OF VACATED PUBLIC ALLEY (VACATION ORDINANCE NO.

N 04°39'35" E, 50.01 FEET DISTANCE ALONG THE EASTERLY LINE OF THE VACATED ALLEY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE NORTHWEST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK B, BRANSON ADDITION; THENCE,

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S 05°40'04" W, 50.00 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

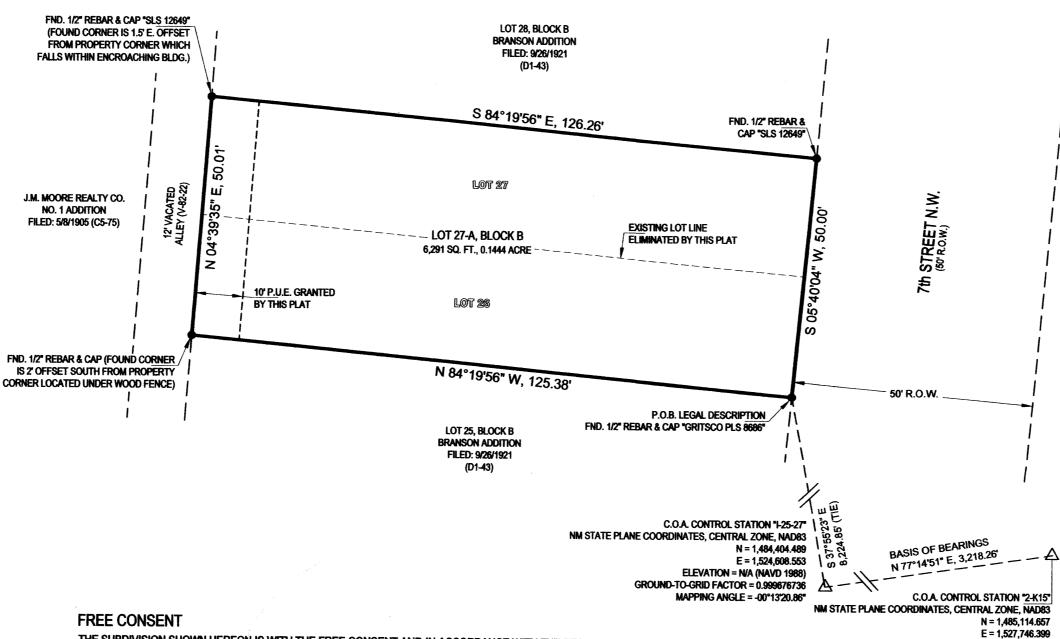
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS.

#### PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINE AND TO CREATE ONE LOT SUITABLE FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING, AND TO GRANT UTILITY EASEMENTS AS SHOWN.

#### SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

OFFICIAL SEAL **Danielle Adkins** NOTARY PUBLIC

**ACKNOWLEDGEMENT** COUNTY OF BERNALILLO STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOOR 1, 2015 BY GIEN E. Brandwold and Tristesse m. Brandwold Philippe

# **PLAT OF** LOT 27-A, BLOCK B **BRANSON ADDITION**

TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 17, T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2015

| RIBED,   | APPROVED AND ACCEPTED BY:   |  |
|--|---|--|
|  | 15DRB-70324   |  |
| 27 AND   | CASE NO.  |  |
|  | DRB CHAIRPERSON, PLANNING DEPARTMENT  | DATE   |
| 5  | CITY ENGINEER   | DATE   |
|  | PARKS AND RECREATION DEPARTMENT   | DATE   |
| SCALE: 1" = 20'<br>0 10 20   | ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY   | DATE   |
|  | TRAFFIC ENGINEER, TRANSPORTATION DIVISION   | DATE   |
|  | A.M.A.F.C.A.  | DATE   |
|  | Sorge M. Risenhoover P.S. CITY SURVEYOR   |  |
| <br>   | UTILITY APPROVALS:  |  |
| EET N.W.   | NM GAS COMPANY  |  |
| 7th STREET<br>(50' R.O.W.)   | CENTURYLINK   |  |
| !  | COMCAST   |  |
| - 50' R.O.W  | NOTES  BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORD DATUM. NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PL RECORD VALUES.                        | INATE SYSTEM, CENTRAL ZONE, NAD83<br>AT. DISTANCES ARE GROUND, FIELD AND |
| į  | 2. ALL PROPERTY CORNERS WERE FOUND AS SHOWN.  |  |
|  | B. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE G  | ROUND.   |
| •  | <ol> <li>NO EXISTING EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF<br/>EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.</li> </ol>                             | THE SUBDIVISION, AND NO EXISTING   |
| BASIS OF BEARINGS<br>N 77°14'51" E, 3,218.26'  | i. THE ADDRESS OF THE SUBJECT PROPERTY IS 1251 7th STREET N.W   | , ALBUQUERQUE, NM.   |
|  | TREASURER'S CERTIFICATION   |  |
| C.O.A. CONTROL STATION "2-K15"<br>IE COORDINATES, CENTRAL ZONE, NAD83<br>N = 1,485,114.657<br>E = 1,527,746.399<br>ELEVATION = 5,136.654 (NAVD 1988) | THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # LOTS 26 & 27, BLOCK B, BRANSON ADDITION PROPERTY OWNERS OF RECORD: GLEN E. BRANDVOLD AND TRISTE |  |
| GROUND-TO-GRID FACTOR = 0.999672744<br>MAPPING ANGLE = -00°12'59.22"   | BERNALILLO COUNTY TREASURER'S OFFICE:   |  |

#### SURVEYOR'S CERTIFICATION

I. VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VLADIMIR JIRIK, NIMPS NO. 10464 PROFESSIONAL SURVEYING LLC P.O. BOX 94595, ALBUQUERQUE, NM 87199

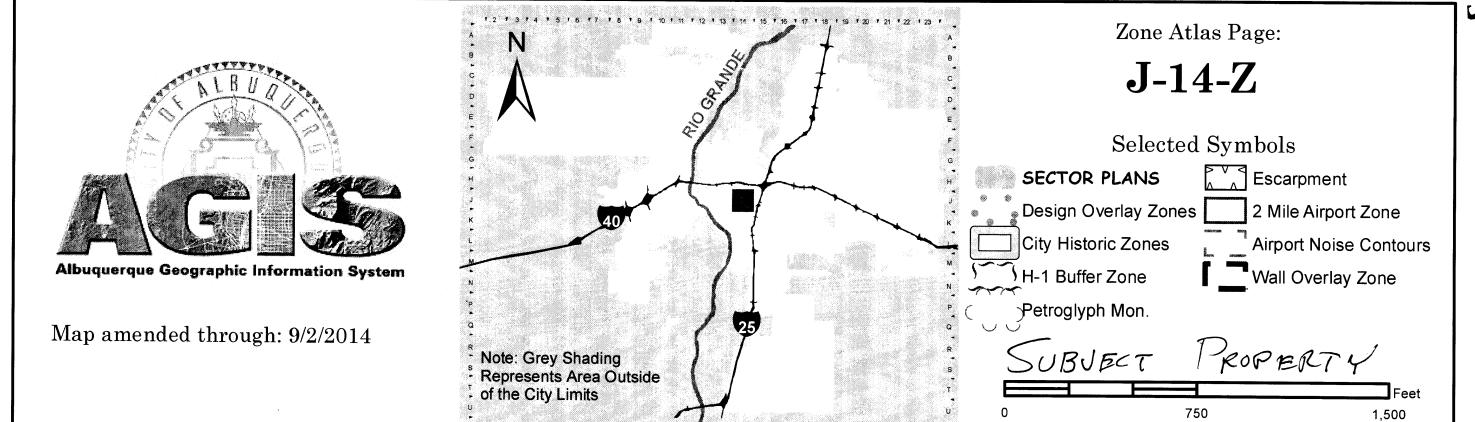
office 505.892.4597, cell 505.620,4228

professional.surveying@comcast.net

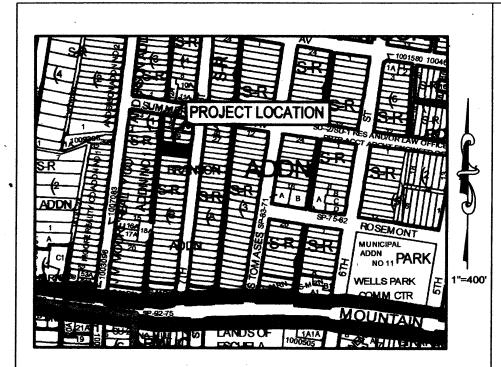
VONAL S 10/1/2015 DATE

SHEET 1 OF 1





1906| 1906| 1906| 1906|



#### LOCATION MAP ZONE ATLAS MAP NO. J-14-Z

#### SUBDIVISION DATA

- 1. PROJECT #1010610
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   GROSS SUBDIVISION ACREAGE: 0.1444 ACRE
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- 5. TOTAL NUMBER OF PROPOSED LOTS: 1
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INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: GLEN E. BRANDVOLD & TRISTESSE M. BRANDVOLD
SECTION 17, T10N, R3E, NMPM
SUBDIVISION - BRANSON ADDITION

#### LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS LOTS 26 AND 27, BLOCK B, BRANSON ADDITION, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1921 IN VOLUME D1, FOLIO 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK B, BRANSON ADDITION, THE NORTHEAST CORNER OF LOT 25, BLOCK B, BRANSON ADDITION, AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W., WHENCE THE CONTROL POINT "I-25-27" BEARS S 37°55'23" E, 8,224.85 FEET DISTANCE; THENCE,

N 84°19'56" W, 125.38 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 26 AND THE NORTHWEST CORNER OF SAID LOT 25, BLOCK B, BRANSON ADDITION AND A POINT ON THE EASTERLY LINE OF VACATED PUBLIC ALLEY (VACATION ORDINANCE NO. V-82-22); THENCE,

N 04°39'35" E, 50.01 FEET DISTANCE ALONG THE EASTERLY LINE OF THE VACATED ALLEY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING THE NORTHWEST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK B, BRANSON ADDITION; THENCE,

S 84°19'56" E, 126.26 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHEAST CORNER OF SAID LOT 27 AND THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK B, BRANSON ADDITION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 7th STREET N.W.; THENCE,

S 05°40'04" W, 50.00 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

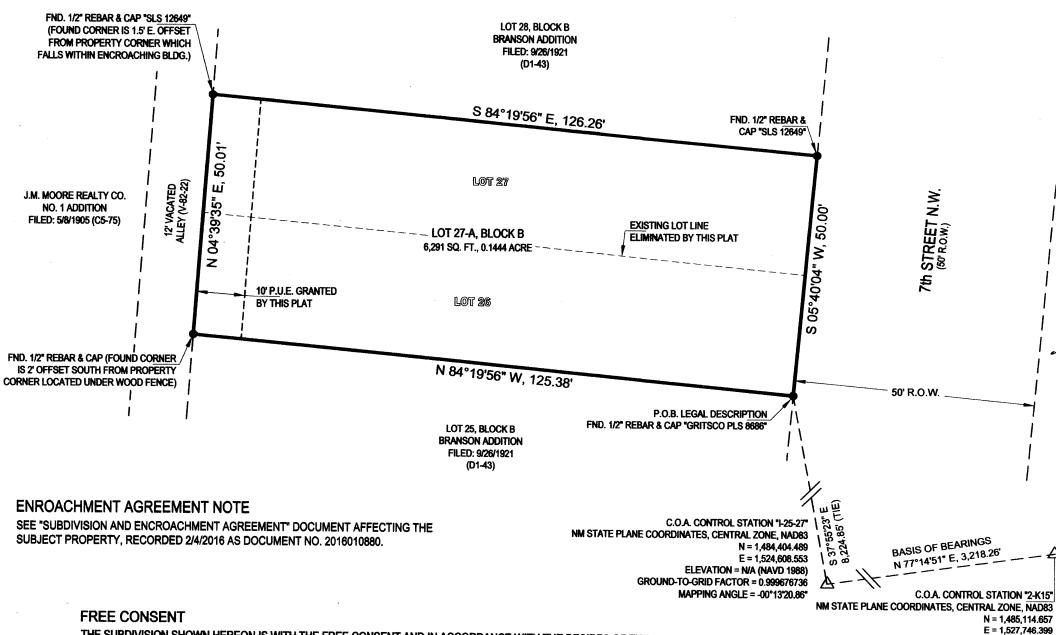
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS.

#### PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINE AND TO CREATE ONE LOT SUITABLE FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING, AND TO GRANT UTILITY EASEMENTS AS SHOWN.

#### **SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND, DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

OWNER: GLEN E. BRANDVOLD

OWNER: TRISTESSE M. BRANDVOLD

OFFICIAL SEAL

Danielle Adkins

NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

ACKNOWLEDGEMENT COUNTY OF BERNALILLO

STATE OF NEW MEXICO

This instrument was acknowledged before me on October 1, 2015, By Glen E. Brandvold and
This tesse m. Brandvold
Chullen

PLAT OF LOT 27-A, BLOCK B BRANSON ADDITION

TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

| 4EDDD 70004   |                 |
|---|-----------------|
| 15DRB-70324<br>CASE NO.                               |                 |
|   |                 |
| ORB CHAIRPERSON, PLANNING DEPARTMENT                  | DATE            |
| CITY ENGINEER   | DATE            |
| PARKS AND RECREATION DEPARTMENT                       | DATE            |
| ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY | DATE            |
| TRAFFIC ENGINEER, TRANSPORTATION DIVISION             | DATE            |
| AMAF.C.A.   | DATE            |
| Sour M. Rischoover P.S.                               | 10/2/15<br>DATE |
|   |                 |
| UTILITY APPROVALS:                                    |                 |
| PM9/1 10.6. 2315                                      |                 |
| Misaley 10.5.15                                       |                 |
| 10.5.15<br>CENTURYLINK                                |                 |
| 10/5/15-<br>COMCAST                                   |                 |

- 2. ALL PROPERTY CORNERS WERE FOUND AS SHOWN.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
   NO EXISTING EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EXISTING EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.
- 5. THE ADDRESS OF THE SUBJECT PROPERTY IS 1251 7th STREET N.W., ALBUQUERQUE, NM.

#### TREASURER'S CERTIFICATION

RECORD VALUES.

SCALE: 1" = 20'

ELEVATION = 5,136.654 (NAVD 1988)

MAPPING ANGLE = -00°12'59.22"

GROUND-TO-GRID FACTOR = 0.999672744

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #1 014 058 090 358 20517 LOTS 26 & 27, BLOCK B, BRANSON ADDITION PROPERTY OWNERS OF RECORD: GLEN E. BRANDVOLD AND TRISTESSE M. BRANDVOLD

BERNALILLO COUNTY TREASURER'S OFFICE:

## SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VLADIMIR JIRIK, NMPS NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87199

office 505.892.4597, cell 505.620.4228

professional.surveying@comcast.net

10/1/2015 DATE NO.
10464

MEXICO H
SH

SHEET 1 OF 1