

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.

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 ERRECTED 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

IN APPROVING THIS PLAT, UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THEY 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.

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 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. 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.

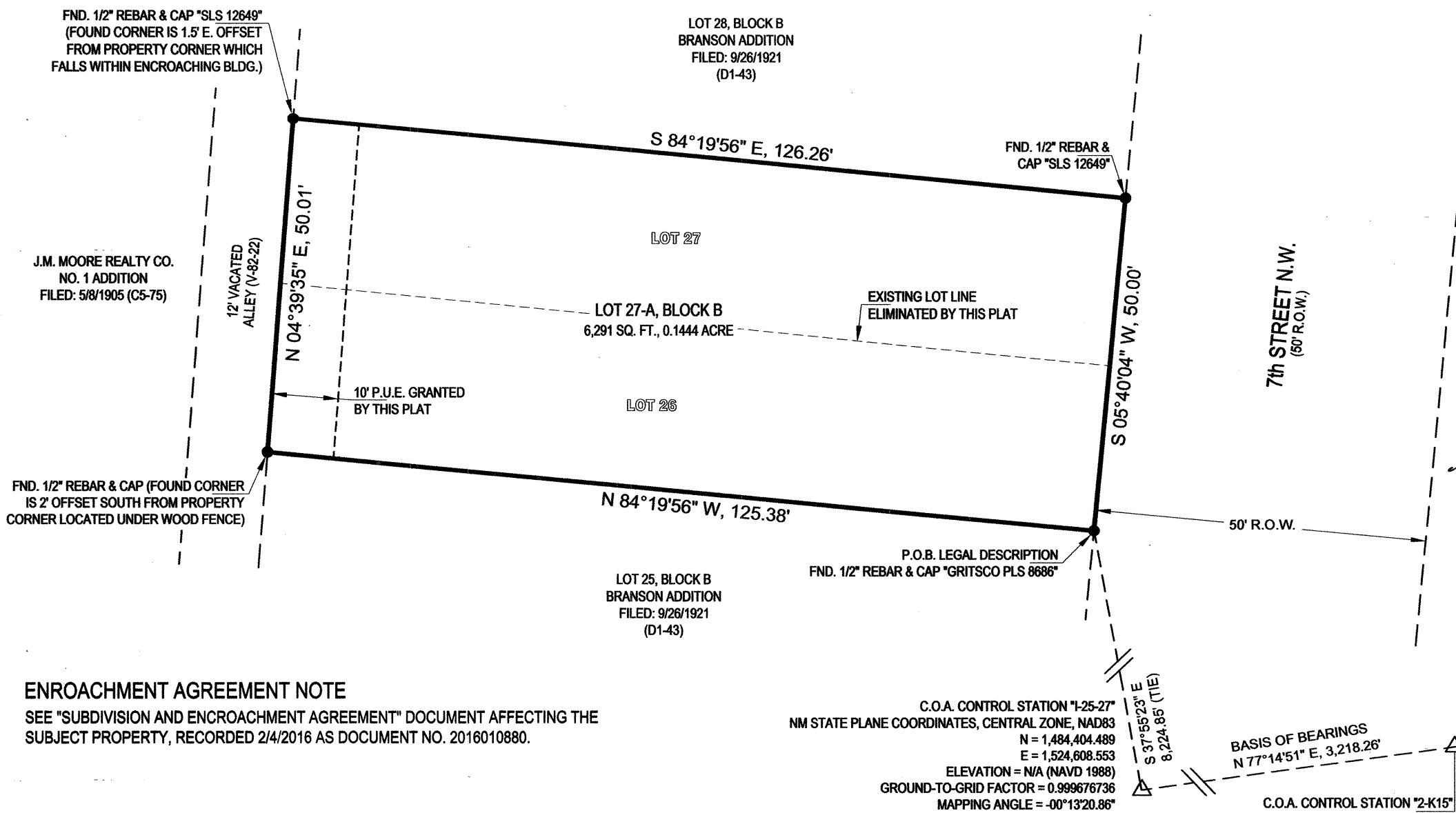
SAID PARCEL CONTAINS 6,291 SQUARE FEET, 0.1444 ACRE, MORE OR LESS.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



ENROACHMENT AGREEMENT NOTE

SEE "SUBDIVISION AND ENROACHMENT AGREEMENT" DOCUMENT AFFECTING THE SUBJECT PROPERTY, RECORDED 2/4/2016 AS DOCUMENT NO. 2016010880.

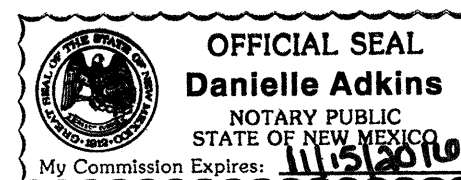
FREE CONSENT

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

ACKNOWLEDGEMENT
COUNTY OF BERNALILLO
STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 1, 2015 by Glen E. Brandvold and Tristesse M. Brandvold
Danielle Adkins



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

APPROVED AND ACCEPTED BY:

15DRB-70324
CASE NO. 1010610
DRB CHAIRPERSON, PLANNING DEPARTMENT
CITY ENGINEER
PARKS AND RECREATION DEPARTMENT
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
A.M.A.F.C.A.
CITY SURVEYOR

3-2-16
DATE
3-2-16
DATE
3-2-16
DATE
05/02/16
DATE
3/2/16
DATE
3-2-16
DATE
10/2/15
DATE

UTILITY APPROVALS:

10-6-2015
10-5-15
10-5-15
10/5/15

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT. DISTANCES ARE GROUND, FIELD AND RECORD VALUES.
2. ALL PROPERTY CORNERS WERE FOUND AS SHOWN.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. 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

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: JAT! 03-03-2016

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.

10/1/2015
DATE
VLADIMIR JIRIK, N.M.P.S. NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87199
office 505.892.4597, cell 505.620.4228
professional.surveying@comcast.net

