

Vicinity Map

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) LOTS INTO ONE (1) LOT, AND TO GRANT ANY ADDITIONAL EASEMENT(S).

**SUBDIVISION DATA / NOTES**

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 17\_J14, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARANTHESIS ( ) ARE PER THE PLAT OF THE PERFECTO ARMIJO AND BROTHERS ADDITION, FILED JULY 8, 1887, VOLUME D-116, FOLIO 0, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
  
RECORD BEARINGS & DISTANCE ARE IN PARENTHESIS ( ) WHERE DIFFERENT FROM FIELD SURVEY.
- TOTAL GROSS AREA: 0.1304 ACRES/ NET AREA 0.1304 ACRES.  
PROPOSED LOT:  
LOT 255-A: GROSS AREA 0.1304 ACRES/ 0.1304 NET ACRES
- NUMBER OF EXISTING LOTS: TWO (2)
- NUMBER OF LOTS CREATED: ONE (1)
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
- THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.
- DOCUMENTS USED IN THE PREPARATION OF THIS PLAT:  
a) MORTGAGE EXHIBIT, GRANTING THE EAST 10' OF LOT 256, FILED: OCTOBER 31, 1972, VOLUME 15-A, FOLIO 212.  
b) PLAT OF THE PERFECTO ARMIJO AND BROTHERS ADDITION, FILED JULY 8, 1887, VOLUME D-116, FOLIO 0, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DOC# 2015101642  
11/23/2015 02:58 PM Page: 1 of 2  
PLAT # 828, 06 B, 2015C P: 0165 R, Toulouse Oliver, Bernalillo Cour

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: 1-014-058-08917533711  
PROPERTY OWNER OF RECORD:  
Daniel Weeks  
BERNALILLO COUNTY TREASURERS OFFICE:  
George Stone 11-20-15

**LEGAL DESCRIPTION**

Lot Numbered Two Hundred Fifty-Five (255) and the West Fifteen feet (W. 15') of Lot Numbered Two Hundred Fifty-Six (256) in Block Numbered Twenty-Two (22) of the Perfecto Armijo and Brothers Addition, to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on July 8, 1887, in Plat Book D, Folio 116.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

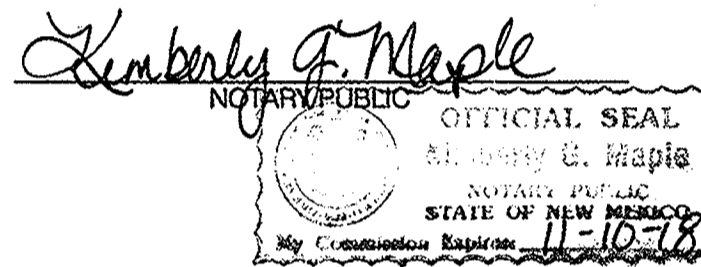
OWNER(S) SIGNATURE: Edw DATE: 11/6/15  
OWNER(S) PRINT NAME: Daniel Weeks  
ADDRESS: 704 Slate Ave. N.W. TRACT: \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
) SS  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November 2015  
BY: DANIEL WEEKS

MY COMMISSION EXPIRES:

11-10-18



**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 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, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 STRUCTURES 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 FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

**PLAT OF**  
**LOT 255-A BLOCK 22**  
**PERFECTO ARMIJO & BROTHERS ADDITION**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**NOVEMBER 2015**  
**SHEET 1 OF 2**

CASE No: 1010617

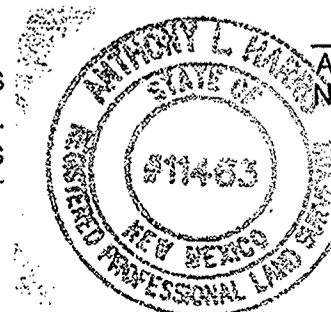
<u>Steven A. Rainwater P.S.</u>	<u>11/5/15</u>
CITY SURVEYOR	DATE
<u>Ronald M. Mink</u>	<u>11/18/15</u>
TRAFFIC ENGINEERING	DATE
<u>Carol S. Dumast</u>	<u>11-15-18</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Martha Cadu</u>	<u>11/20/15</u>
A.B.C.W.U.A.	DATE
<u>Lynn M. Mayan</u>	<u>11-18-15</u>
A.M.A.F.C.A.	DATE
<u>Rita H</u>	<u>11-18-15</u>
CITY ENGINEER	DATE
<u>Paul Chas</u>	<u>11-20-15</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>N/A</u>	<u>11-20-15</u>
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>N/A</u>	<u>11-20-15</u>
REAL PROPERTY DIVISION	DATE

**UTILITY APPROVALS**

<u>Fernando Vigil</u>	<u>11-6-15</u>
P.N.M. ELECTRIC SERVICES	DATE
<u>W. E. H.</u>	<u>11/6/15</u>
NEW MEXICO GAS COMPANY	DATE
<u>W. E. H.</u>	<u>11.6.15</u>
QWEST CORPORATION CENTURYLINK QC	DATE
<u>Paul Chas</u>	<u>11-6-15</u>
COMCAST CABLE COMMUNICATION, INC.	DATE

**SURVEYOR'S CERTIFICATION**

I, ANTHONY L. HARRIS, 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.



Anthony L. Harris  
ANTHONY L. HARRIS  
NEW MEXICO PROFESSIONAL SURVEYOR, 11463

11-5-15  
DATE

**THE SURVEY OFFICE, LLC**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
ALBUQUERQUE, NEW MEXICO 87102 FAX: (505) 998-0306