

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
101106019549120846
101106018038720705

Bernalillo County Treasurer

Date

PLAT OF

**LOT 46-A1, BLOCK C
BOSQUE REDONDO ADDITION**

(BEING A REPLAT OF LOTS 46-A AND 49-A,
BLOCK C, BOSQUE REDONDO ADDITION)

SITUATE WITHIN

**SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

MAY, 2017



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750"
- Albuquerque City Zone Atlas page G-11.

SUBMISSION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 1
- Public Right of way dedicated 0
- Gross Subdivision acreage: 1.3139 acres.

SHEET INDEX

- SHEET 1 OF 3 - Approvals, General Notes, Etc.:
- SHEET 2 OF 3 - Legal Description, Free consent and dedication
- SHEET 3 OF 3 - Existing Plat Boundary and New Lot configuration

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 Corporation 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 within the easement, 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.

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.

PURPOSE OF PLAT:

- The purpose of this Plat is to:
- Combine Two (2) existing Lots into One (1) Lot as shown hereon.
 - Show the 10' Access Easement VACATED BY 17DRB-----.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date

New Mexico Gas Company _____ Date

Qwest Corporation d/b/a CenturyLink QC. _____ Date

Comcast _____ Date

CITY APPROVALS:

City Surveyor _____ Date
Department of Municipal Development

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

PLAT OF
LOT 46-A1, BLOCK C
BOSQUE REDONDO ADDITION
(BEING A REPLAT OF LOTS 46-A AND 49-A,
BLOCK C, BOSQUE REDONDO ADDITION)
SITUATE WITHIN
SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY , 2017

LEGAL DESCRIPTION

That certain parcel of land situate within Section 19, Township 10 North, Range 4 West, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lot numbered Forty-nine-A (49-A) in Block lettered "C" of the Bosque Redondo Addition as the same is shown designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 30, 1999 in Plat Book 99C, Page 69 and all of lot numbered Forty-six-A (46-A) in Block lettered "C" of the Bosque Redondo Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1982 in Plat Book 46, Page 120, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings, Central Zone - NAD 83) and ground distances as follows:

Beginning at the Northwest corner of said Lot 49-A, said point also being a point on the Southerly line of Lot 23-A, Block C, Bosque Redondo Addition whence the Albuquerque Control Survey Monument "7-K19+beers N 79°54'06"W, 1050.83 feet distant; Thence,

N 89°30'40"E, 192.19 feet along a line common to said Lots 23-A and 49-A to the Southeast corner of said Lot 23-A; Thence,

N 89°30'40"E, 12.50 feet to the Northeast corner of said Lot 49-A and a point on the Westerly right of way line of Virginia Street N.E.; Thence along said Westerly right of way line for the following three (3) courses:

S 00°34'32"E, 74.86 feet to the Southeast corner of said Lot 49-A; Thence,

N 89°27'50"E, 0.20 feet to the Northeast corner of said Lot 46-A; Thence,

S 00°32'16"E, 245.00 feet to the Southeast corner of said Lot 46-A; Thence along the Southerly line of said Lot 46-A for the following five (5) courses:

S 89°27'44"W, 75.00 feet to a point; Thence,

N 00°32'16"W, 10.00 feet to a point; Thence,

S 89°27'44"W, 65.00 feet to a point; Thence,

S 00°32'16"E, 10.00 feet to a point; Thence,

S 89°27'44"W, 40.00 feet to the Southwest corner of said Lot 46-A; Thence,

N 00°32'16"W, 245.00 feet along the Westerly line of said Lot 46-A to the Northwest corner of said Lot 46-A and the Southwest corner of said Lot 49-A; Thence along the Westerly line of said Lot 49-A for the following two (2) courses:

N 00°29'20"W, 50.01 feet to a point; Thence,

N 45°29'20"W, 35.36 feet to the point of beginning of the parcel herein described.

Said parcel contains 1.3139 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF LOT 46-A1, BLOCK C, BOSQUE REDONDO ADDITION (BEING A REPLAT OF LOTS 46-A AND 49-A, BLOCK C, BOSQUE REDONDO ADDITION) SITUATE WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LOTS 46-A AND 49-A, BLOCK C

Miller Family Real Estate, LLC

By: _____

ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____ of Miller Family Real Estate, LLC.

Notary Public _____

My commission expires _____

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "PLAT OF LOT 36B-1-A, BOSQUE REDONDO ADDITION (BEING A REPLAT OF LOT 36B-1, BOSQUE REDONDO ADDITION) SITUATE WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on August 24, 2010 in Plat Book 2010C, Page 104.
- b. Plat entitled "PLAT OF LOTS 23-A AND 49-A, BLOCK "C" OF BOSQUE REDONDO ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 1998" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 30, 1999 in Plat Book 99C, Page 69.
- c. Plat entitled "SUMMARY PLAT, LOTS 45, 46, 47 PORTION LOT 49 AND PORTION OF 20 FOOT ALLEY, VACATED BY V-81-22 IN BLOCK "C", BOSQUE REDONDO ADDITION, ALBUQUERQUE, NEW MEXICO, DECEMBER 1981" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 15, 1982 in Vol. 48, Folio 120.
- d. Title Commitment prepared for this property by Stewart Title Guaranty Company, File Number: 01147-33788, Effective Date: November 01, 2016.

**PLAT OF
LOT 46-A1, BLOCK C
BOSQUE REDONDO ADDITION**

(BEING A REPLAT OF LOTS 46-A AND 49-A,
BLOCK C, BOSQUE REDONDO ADDITION)

**SITUATE WITHIN
SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIDN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

MAY, 2017

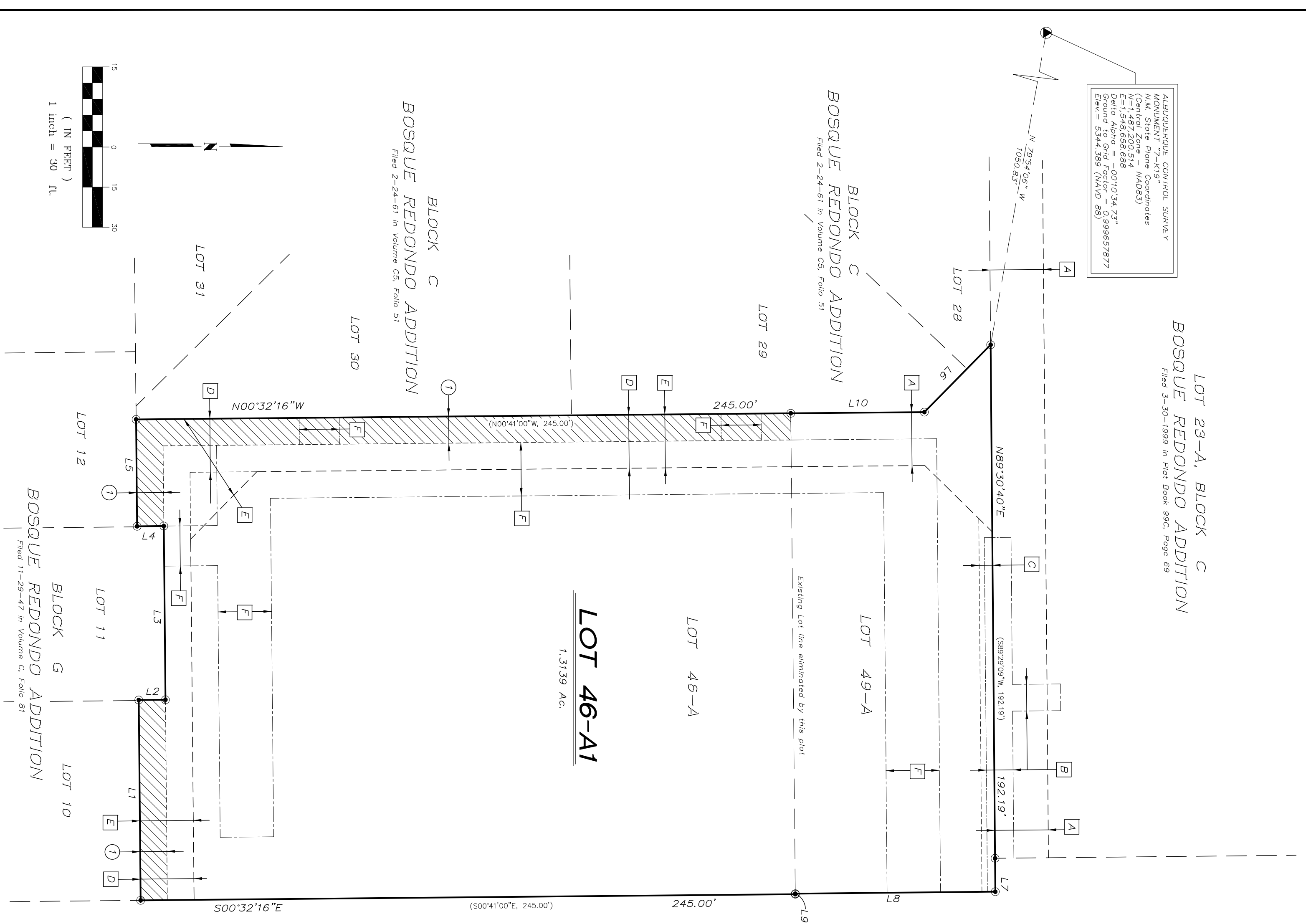
ALBUQUERQUE CONTROL SURVEY
MONUMENT "7-K19"
N.M. State Plane Coordinates
(Central Zone - NAD83)
Center Point = 1050.837
E = 542,652.888
Delta Alpha = -00°0'34.73"
Ground to Grid Factor = 0.999657877
Elev. = 5344.389 (NAVD 88)

**LOT 23-A, BLOCK C
BOSQUE REDONDO ADDITION**
Filed 3-30-1999 in Plat Book 99C, Page 69

**BLOCK C
BOSQUE REDONDO ADDITION**
Filed 2-24-61 in Volume C5, Folio 51

**BLOCK C
BOSQUE REDONDO ADDITION**
Filed 2-24-61 in Volume C5, Folio 51

**BLOCK G
BOSQUE REDONDO ADDITION**
Filed 11-29-47 in Volume C, Folio 81



EASEMENT LEGEND

- A** Public Alley Vacated By V-98-69 & Reserved As A Public Utility, Drainage, Sanitary Sewer & Private Access Easement For Lots 27, 28 & 46A, Block C, Bosque Redondo Addition By Plat filed March 30, 1999 in Plat Book 99C, Page 69.
- B** Public Service Company of New Mexico Underground Easement as shown on plat filed March 30, 1999 in Plat Book 99C, Page 69.
- C** 5' Utility Easement as shown on plat filed in plat Volume C5, Folio 51.
- D** 20' Utility Easement as shown on plat filed January 15, 1982 in Vol. A8, Folio 120.
- E** 20' Public Alley Vacated By V-81-22, filed in Book Misc. 922, Page 158 and Quitclaim Deed filed April 15, 1982 in Book D 161-A, Reserved by the City of Albuquerque For Public Utilities.
- F** Access Easement Agreement granted by documents filed August 15, 2016 in Doc. No. 2016075811, Doc. No. 2016075812, and Doc. No. 2016075813, and filed October 31, 2016 in Doc. No. 2016102761.
- 1** 10' Access Easement as shown on plat filed January 15, 1982 in Vol. A8, Folio 120. VACATED BY 17DRB-_____.

LINE TABLE

LINE	LENGTH	BEARING
L1	75.00	S89°27'44"W (S8919'00"W)
L2	10.00	N00°32'16"W (N00°41'00"W)
L3	65.00	S89°27'44"W (S8919'00"W)
L4	10.00	S00°32'16"E (S00°41'00"E)
L5	40.00	S89°27'44"W (S8919'00"W)
L6	35.36	N45°29'20"W (N45°30'51"W)
L7	12.50	N89°30'40"E (N89°29'09"E)
L8	74.86	S00°34'32"E (S00°36'03"E)
L9	0.20	N89°27'50"E (N00°29'20"W)
L10	50.01	N00°29'20"W (N00°31'51"W)

PROPERTY CORNER LEGEND

● All corners are a 5/8" Rebar and cap or PK Nail and disc stamped "L.S. 9750" unless otherwise noted herein.

SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

170241.DWG