

VICINITY MAP (J-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
**TRACT A, BLOCK 18, PERFECTO
 ARMIJO AND BROTHERS ADDITION**
 A REPLAT OF LOTS 223, 224 AND A PORTION OF LOTS 225-228,
 BLOCK 18, PERFECTO ARMIJO AND BROTHERS ADDITION
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2016

SURVEY LEGAL DESCRIPTION

All of Lots numbered Two Hundred Twenty-three (223) and Two Hundred Twenty-four (224), and a portion of Lots numbered Two Hundred Twenty-five (225), Two Hundred Twenty-six (226), Two Hundred Twenty-seven (227), and Two Hundred Twenty-eight (228) in Block numbered Eighteen (18), of the PERFECTO ARMIJO AND BROTHERS ADDITION, 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 Volume D, folio 116, and being more particularly described as follows:
 BEGINNING at the Northwest corner of the property herein described, being the Northwest corner of said Lot 223, also being a point on the Southerly Right-of-way line of Lomas Boulevard, NW, from whence the ACS Monument "17-J14" (x=1,519,149.317 y=1,488,866.762, NMSP Central Zone, NAD 83) bears N 82° 19' 54" W, 579.13 feet distant; THENCE along said Southerly right-of-way line, S 84° 44' 44" E, 51.50 feet; THENCE leaving said Southerly right-of-way line, S 01° 31' 00" W, 34.14 feet; THENCE S 88° 18' 46" E, 45.34 feet; THENCE S 82° 14' 15" E, 71.89 feet to the Northeast corner, being a point on the Westerly right-of-way line of Sixth Street, NW; THENCE along said Westerly right-of-way line, S 08° 37' 14" E, 108.99 feet to the Southeast corner, being the intersection of said Westerly right-of-way line and the Northerly right-of-way line of a public alley; THENCE along said Northerly right-of-way line, N 81° 19' 02" W, 61.66 feet; THENCE N 88° 09' 45" W, 94.27 feet to the Southwest corner; THENCE leaving said Northerly right-of-way line, N 01° 50' 25" E, 145.39 feet to the point of beginning and containing 0.4459 acres, more or less.

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. J-14
3. Gross acreage 0.4459 Ac.
4. Existing number of lots 6
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from six lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.


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, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.



 Douglas Peterson, authorized representative of Douglas Peterson Investments, LLC
 3/11/16 Date

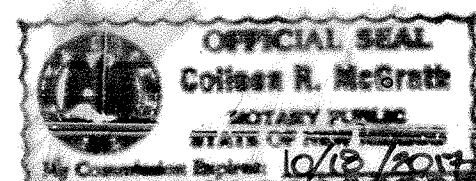
ACKNOWLEDGMENT


STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)

On this 11th day of March, 2016, the foregoing instrument was acknowledged by:
 Douglas Peterson, authorized representative of Douglas Peterson Investments, LLC,
 a New Mexico Limited Liability Company.

My Commission expires 10/18/2017



 Notary Public

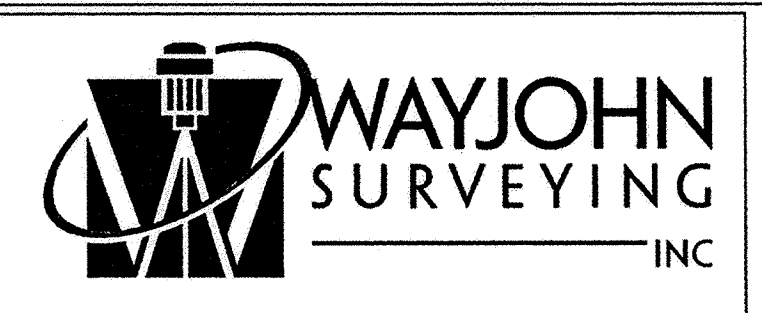


PROJECT NUMBER: _____	
Application Number: _____	
City Approvals:	
 P.S. City Surveyor	3/11/16 Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Utility Company Approvals:	
PNM	Date
CenturyLink	Date
Comcast	Date
New Mexico Gas Company	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.


 Thomas D. Johnston, N.M.P.S. No. 14269
 3-11-16 Date



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 014 058 117 340 32913, 1 014 058 121 134 32911
 1 014 058 121 130 32910
 PROPERTY OWNER OF RECORD:
 KARSTEN SCOTT
 BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY CLERK OWNER: DOUGLAS PETERSON INVESTMENTS INC. LOCATION: SEC. 17, T.10 N., R.3 E., PERFECTO ARMIJO AND BROS. ADDITION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP30116.DWG	SCALE: 1" = 20' 9 MAR 2016	FILE NO. SP-3-01-2016 SHEET 1 OF 2
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