

Vicinity Map - Zone Atlas J-22-Z

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

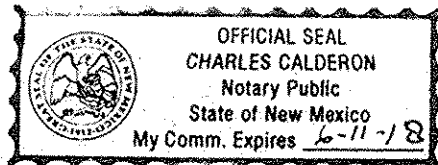
**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.9996418825.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jeff Jesionowski, Managing Member  
PMI Properties, LLC



STATE OF NEW MEXICO }  
SS }  
COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14<sup>th</sup> of February, 2017  
BY: Jeff Jesionowski, Managing Member, PMI Properties, LLC

By: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
Subdivision: Monterey Manor Subdivision  
Owner: PMI Properties, LLC a New Mexico Limited Liability Company  
UPC #102205802608730506

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 1022-058-026087-30506

PROPERTY OWNER OF RECORD PMI Properties LLC

BERNALILLO COUNTY TREASURER'S OFFICE [Signature]

**Subdivision Data**

GROSS ACREAGE . . . . . 1.8285 ACRES  
ZONE ATLAS PAGE NO. . . . . J-22-Z  
NUMBER OF EXISTING LOTS . . . . . 2  
NUMBER OF LOTS CREATED . . . . . 2  
MILES OF FULL-WIDTH STREETS . . . . . 0 MILES  
MILES OF HALF-WIDTH STREETS . . . . . 0 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE . . . . . 0 ACRES  
DATE OF SURVEY . . . . . APRIL 2016

**Legal Description**

TRACT NUMBERED ONE (1) AND TRACT NUMBERED ONE-A (1-A) IN BLOCK A, OF MONTEREY MANOR SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1964, IN PLAT BOOK D3, PAGE 94. A PORTION OF SAID TRACT NUMBERED ONE-A (1-A) BEING REPLATTED ON A PLAT ENTITLED "AMENDED REPLAT OF LOTS 2 AND 3 AND A PORTION OF TRACT 1-A OF BLOCK A OF THE AMENDED PLAT OF MONTEREY MANOR SUBDIVISION", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 17, 1966, IN PLAT BOOK B4, PAGE 64.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE NORTHERLY RIGHT OF WAY OF SIERRA GRANDE AVENUE NE, AND MARKED WITH A PK HOLE WITH SPRAY, WHENCE A TIE TO ACS MONUMENT "3-J22" BEARS S 73°55'58" E, A DISTANCE OF 2278.02 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT OF WAY N 88°00'08" W, A DISTANCE OF 439.69 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL WITH CAP "LS 9750";

THENCE, 37.62 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°13'00", AND A CHORD BEARING N 44°53'38" W, A DISTANCE OF 34.17 FEET TO A POINT OF TANGENCY LYING ON THE EASTERLY RIGHT OF WAY OF JUAN TABO BOULEVARD NE, MARKED BY A PK NAIL WITH CAP "LS 9750";

THENCE, COINCIDING SAID RIGHT OF WAY, N 01°47'07" W, A DISTANCE OF 180.52 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 16467";

THENCE, LEAVING SAID RIGHT OF WAY, S 87°56'33" E, A DISTANCE OF 321.71 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A CHISELED "X";

THENCE, S 35°19'04" E, A DISTANCE OF 255.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8285 ACRES (79,649 SQ. FT.) MORE OR LESS.

**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE OF ALBUQUERQUE, LLC, HAVING FILE NO. 01147-26099 AND AN EFFECTIVE DATE OF JANUARY 6, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 1994 IN BOOK D3, PAGE 94.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 31, 2016 AS DOCUMENT NO. 2016030278.

**Plat for  
Tracts 1-A-1 & 1-A-2, Block A  
Monterey Manor Subdivision  
Being Comprised of  
Tracts 1 & 1-A  
Monterey Manor Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2017**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1010826

Application Number: 17DRB-70049

**Plat Approvals:**

[Signature] 2-28-17  
PNM Electric Services

[Signature] 2/28/2017  
Qwest Corp. d/b/a CenturyLink QC

[Signature] 2-24-17  
New Mexico Gas Company

[Signature] 2/28/17  
Comcast

**City Approvals:**

[Signature] P.S. 2/15/17  
City Surveyor

[Signature] 3/1/17  
Traffic Engineer

[Signature] 03-15-17  
ABCWA

[Signature] 3/1/17  
Parks and Recreation Department

[Signature] 3/1/17  
AMAFCA

[Signature] 3/1/17  
City Engineer

[Signature] 3-15-17  
DRB Chairperson, Planning Department

[Signature] 3-6-17  
Real Property Division

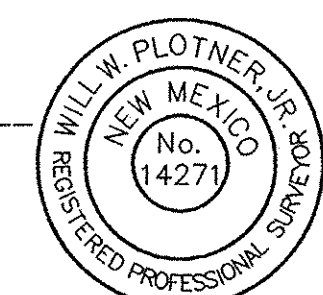
**Surveyor's Certificate**

"I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

[Signature] 2/15/17  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

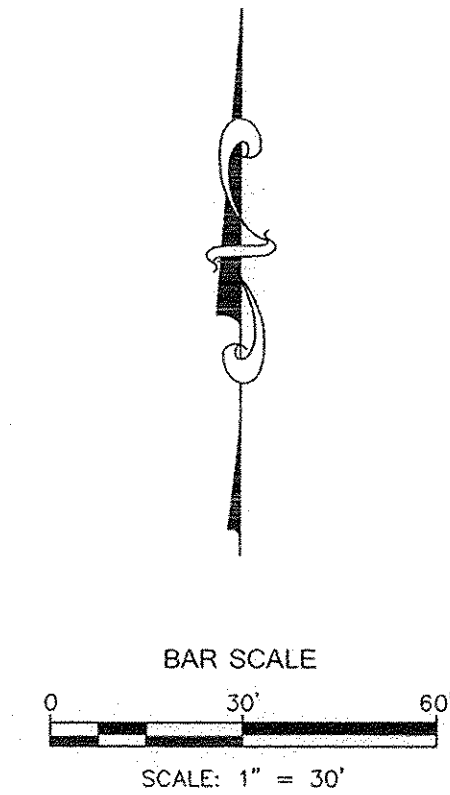
**Flood Zone Note**

AT THE TIME OF THIS PLAT, A PORTION OF TRACT 1-A-1 IS WITHIN THE 100 YEAR FLOOD ZONE.

**Plat for  
Tracts 1-A-1 & 1-A-2, Block A  
Monterey Manor Subdivision  
Being Comprised of  
Tracts 1 & 1-A  
Monterey Manor Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2017**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
●	FOUND PK NAIL "LS 9750" UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



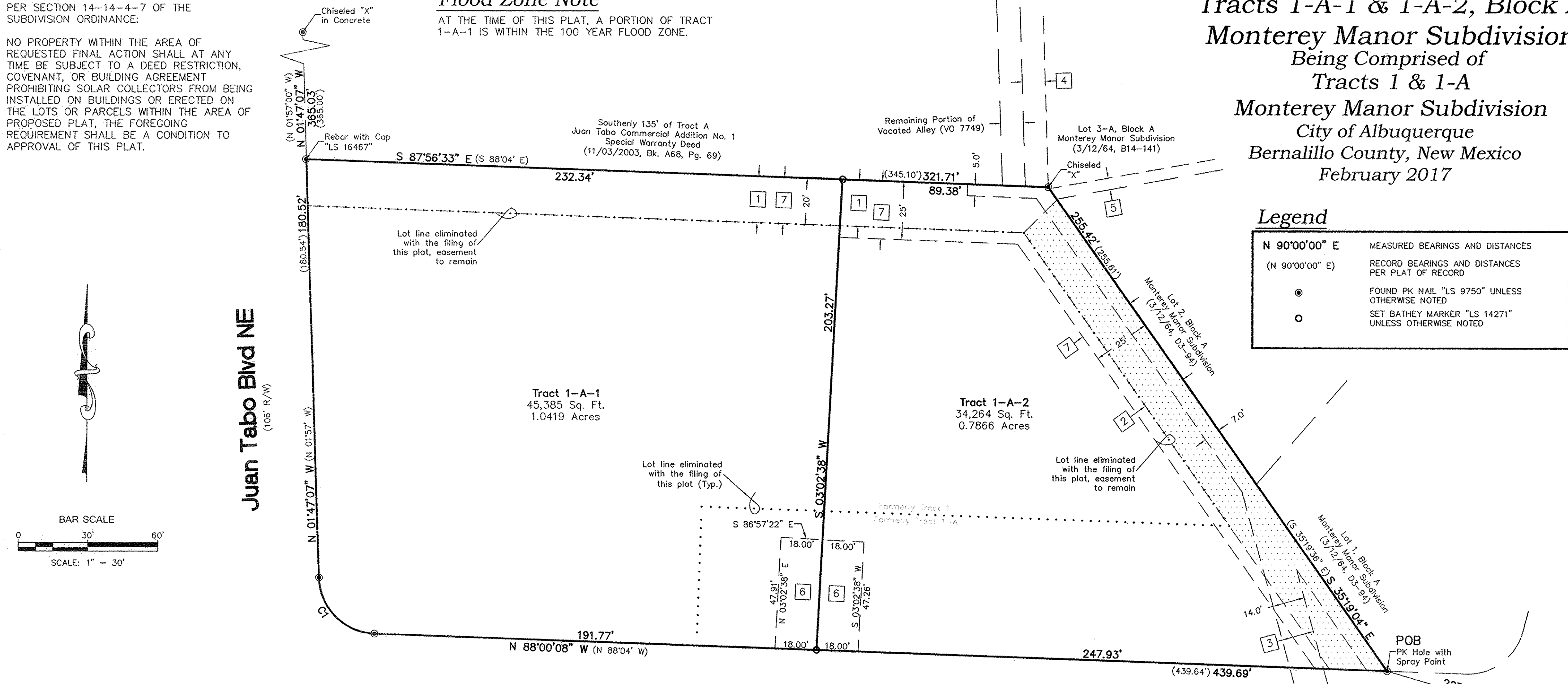
**Public Utility Easements**

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 Corp. 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) 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.62' (37.58')	25.00' (25.00')	86°13'00"	34.17'	N 44°53'38" W

**Easement Notes**

- 1 EXISTING 20' DRAINAGE AND UTILITY EASEMENT (2/17/66, B4-64) TO REMAIN
- 2 EXISTING 20' UNDERGROUND UTILITY EASEMENT (2/17/66, B4-64) SHOWN HEREON AS [Symbol]
- 3 EXISTING UTILITY EASEMENT (3/12/64, D3-94)
- 4 EXISTING UTILITY EASEMENT RESERVED IN PLACE OF VACATED PORTION OF ALLEY (V.O. NO. 7749) (4/5/78, B14-141)
- 5 EXISTING 6' DRAINAGE EASEMENT (2/17/66, B4-64)
- 6 SHARED ACCESS EASEMENT TO BENEFIT TRACTS 1-A-1 AND TRACT 1-A-2 GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF BOTH TRACTS
- 7 PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SURFACE TO BE MAINTAINED BY THE OWNERS OF BOTH TRACTS

ACS Monument "3-J22"  
NAD 1983 CENTRAL ZONE  
X=1563821.702  
Y=1486921.233  
Z=5667.461 (NAVD 1988)  
G-G=0.99963947  
Mapping Angle=-0°08'49.83"

DOCH 2017024189  
03/16/2017 09:08 AM Page: 2 of 2  
PLAT R: \$26.00 B: 2017C P: 0034 Linda Stover, Bernalillo County

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