

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

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.

Free Consent

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF.

Jeff Jesionowski, Managing Member
PMI Properties, LLC

STATE OF NEW MEXICO }
SS }
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015
BY: Jeff Jesionowski, Managing Member, PMI Properties, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

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.

**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
April 2016**

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: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFA

City Engineer

DRB Chairperson, Planning Department

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."

Will Plotner Jr. 4/11/16
N.M.R.P.S. No. 14271 Date

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



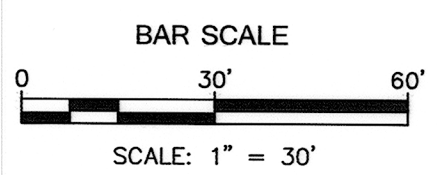
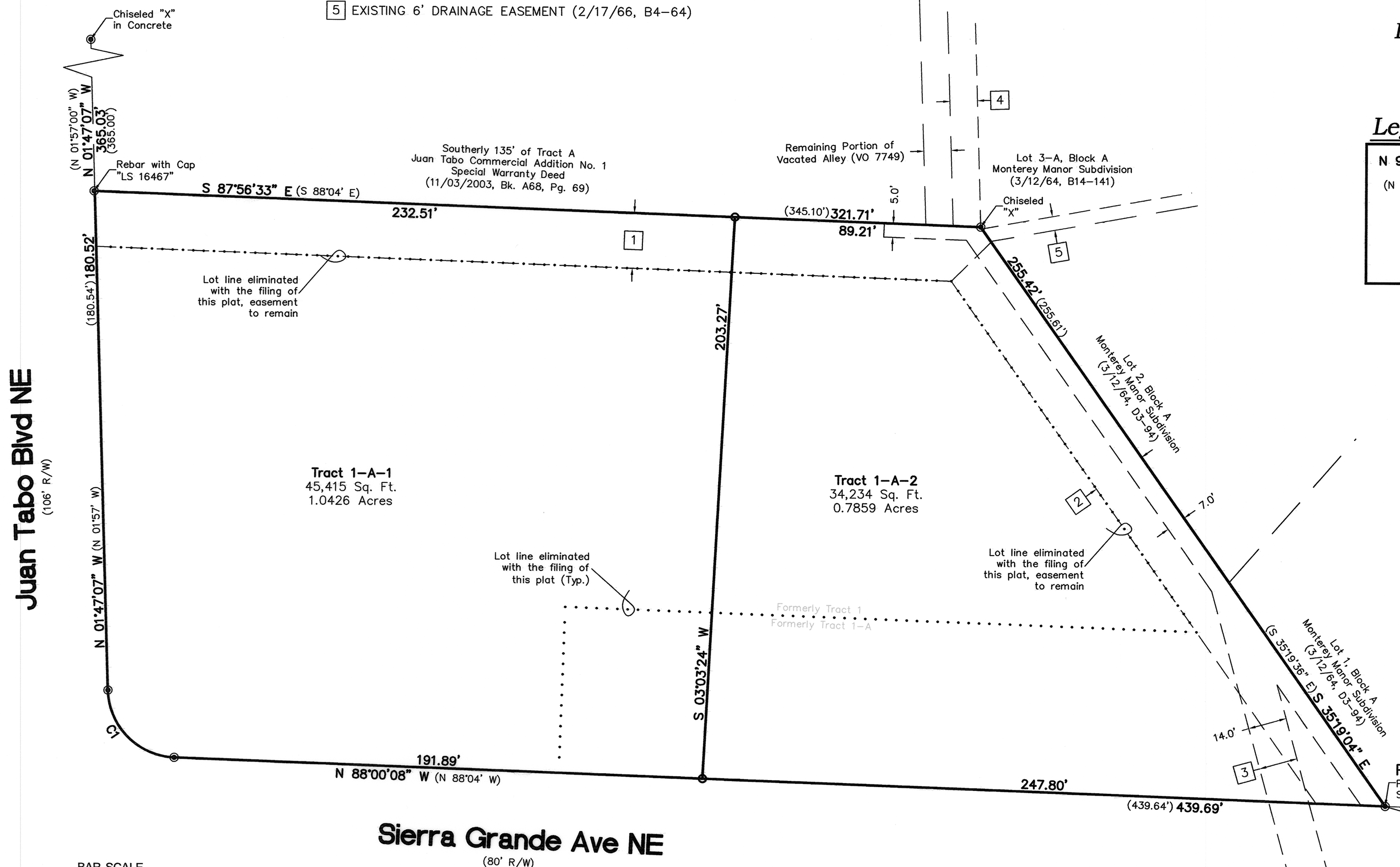
**Plat for
Tracts 1-A-1 & 1-A-2, Block A
Monterey Manor Subdivision
Being Comprised of
Tracts 1 & 1-A
Monterey Manor Subdivision
City of Albuquerque
Bernalillo County, New Mexico
April 2016**

Easement Notes

- 1 EXISTING 20' DRAINAGE AND UTILITY EASEMENT (2/17/66, B4-64)
- 2 EXISTING 20' UNDERGROUND UTILITY EASEMENT (2/17/66, B4-64)
- 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)

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



Curve Table					
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

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"

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.

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