

VICINITY MAP No. J-13

PLAT OF
LOT 20-A-1 BLOCK 17
PERERA ADDITION

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2016

LEGAL DESCRIPTION

LOTS NUMBERED NINETEEN-A (19-A) AND TWENTY-A (20-A) IN BLOCK NUMBERED SEVENTEEN (17) OF THE PLAT OF TRACT A, LANDS OF CIBOLA ENERGY CORPORATION AND LOTS 19-A AND 20-A, BLOCK 17, PERERA ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 2008 IN PLAT BOOK 2008C, PAGE 97.

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 (PUNM), a New Mexico corporation, (PUNM 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 D/B/A CENTURYLINK 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.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO REPLAT TWO LOTS INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1. UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 0.2074 ACRES.
4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5. DISTANCES AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7. DATE OF FIELD WORK: MARCH 3, 2016.
8. 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 ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
9. PLATS USED TO ESTABLISH BOUNDARY:
 - A. PLAT OF TRACT A LANDS OF CIBOLA ENERGY CORPORATION AND LOTS 19-A AND 20-A, BLOCK 17 PERERA ADDITION, FILED: APRIL 24, 2008, BOOK: 2008C, PAGE 97.
 - B. PERERA ADDITION, FILED: MARCH 13, 1905, BOOK B, FOLIO 7.
10. BASIS OF BEARING IS THE WEST CURB LINE OF 14TH STREET NW.

FREE CONSENT

THE SUBDIVISION HEREDON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDESIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

_____ DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____ DAY OF _____, 20____.

BY: _____
 OWNERS NAME
 MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO Co. TREASURER'S OFFICE: _____

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 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

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

ABCQUA _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

AMAFCA _____ DATE

CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEET THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

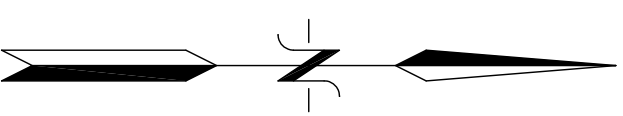
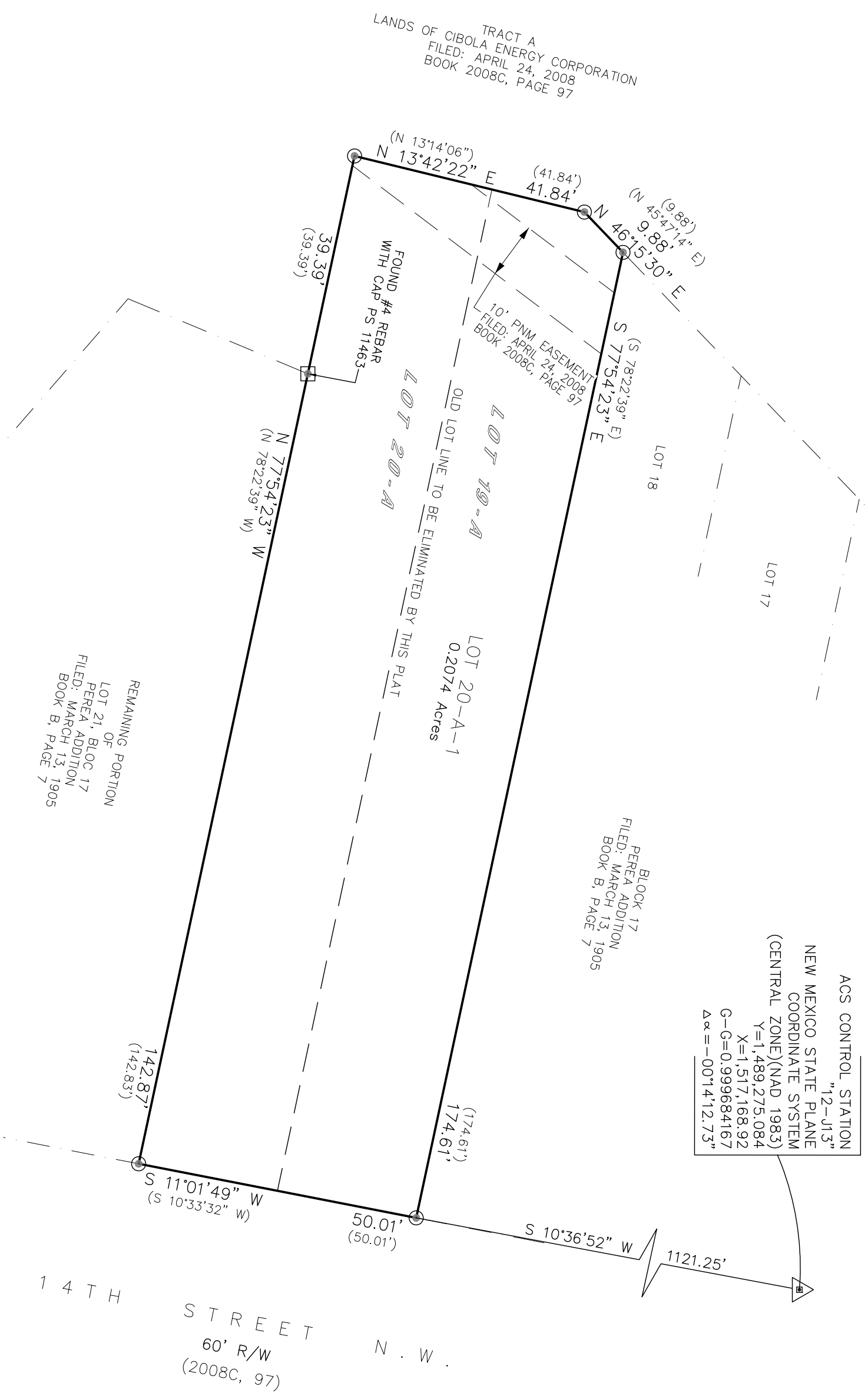
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2016.

 ANTHONY L. HARRIS, P.S. # 11463

THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E.
ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

PLAT OF
LOT 20-A-1 BLOCK 17
PEREA ADDITION

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 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
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 APRIL 2016

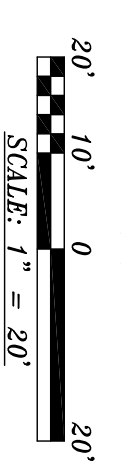
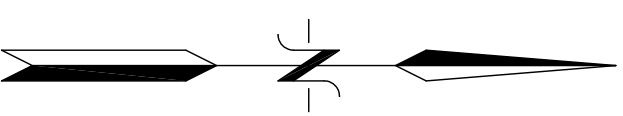
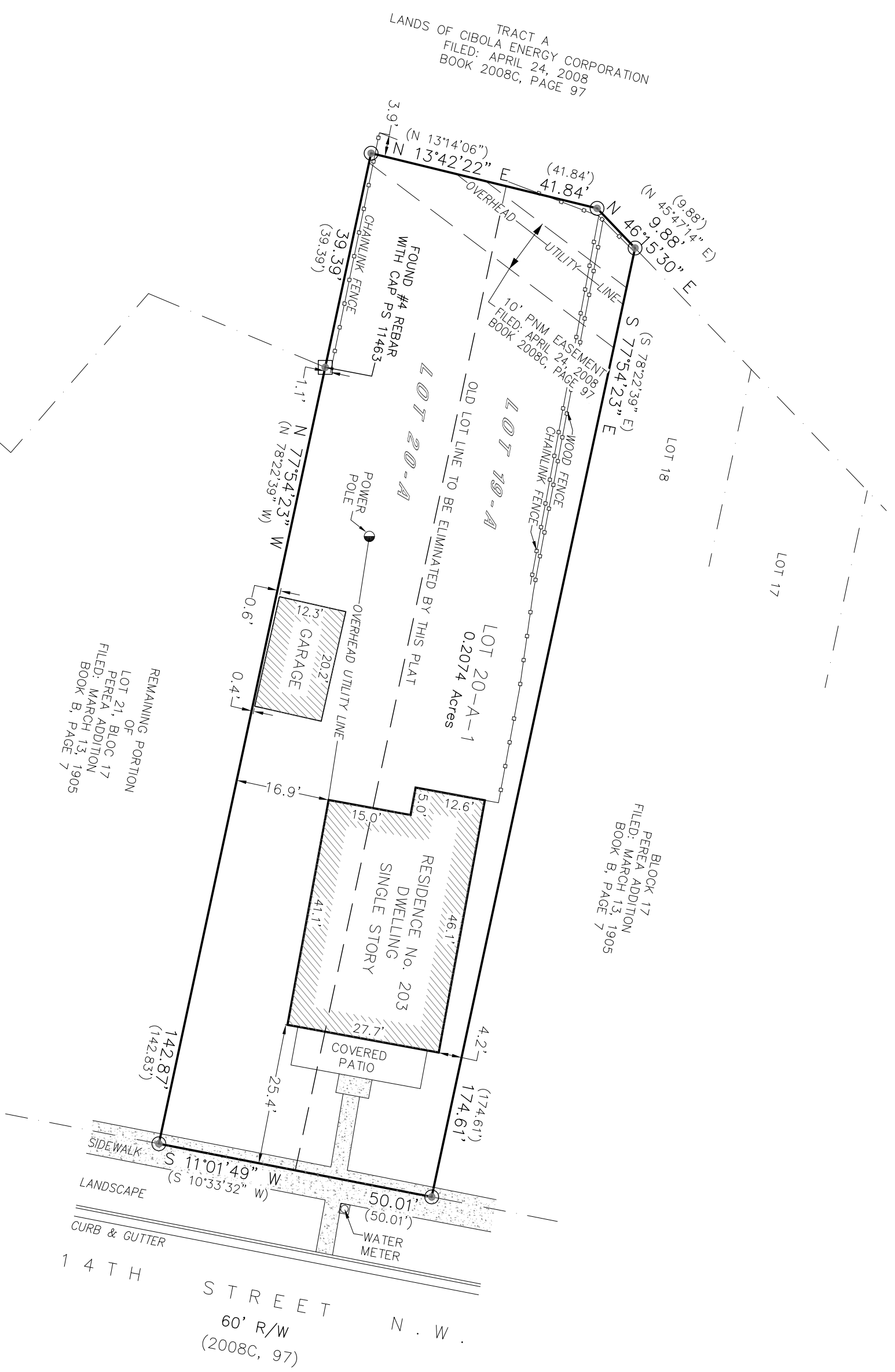


MONUMENT LEGEND

- ▣ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR WITH I.D. CAP STAMPED "PS 11463"

SKETCH PLAT OF
LOT 20-A-1 BLOCK 17
PEREA ADDITION

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