

Vicinity Map - Zone Atlas K-19-Z

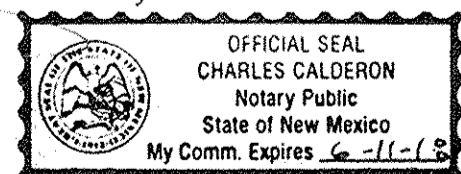
Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-25895 AND AN EFFECTIVE DATE OF DECEMBER 22, 2015.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 17, 1939 IN BOOK C, PAGE 38.
- VACATION ORDINANCE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1969, IN VOL. 156, FOL. 731.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1995, IN DOCUMENT 95093913.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 2003, IN BOOK A57, PAGE 2602.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 1982 BOOK D157-A, PAGE 245.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 2016, AS DOCUMENT NO. 2016024437.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 2016, AS DOCUMENT NO. 2016024438.

Free Consent and Dedication

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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

WILLIAM GARDNER
JARDINERO INVESTMENTS, LLC



STATE OF NEW MEXICO } SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-21, 2016
BY: WILLIAM GARDNER, JARDINERO INVESTMENTS, LLC

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

Indexing Information

Section 19, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Mesa Verde Addition
Owner: Jardinero Investments, LLC
UPC #: 101905750106441406, 101905749706141404,
101905750105741405, 101905749106041402

Purpose of Plat

- ELIMINATE INTERIOR LOT LINES.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE PUBLIC RIGHT OF WAY.

Subdivision Data

GROSS ACREAGE, 0.4752 ACRES
ZONE ATLAS PAGE NO. K-19-Z
NUMBER OF EXISTING LOTS. 7
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0.000 MILES
MILES OF HALF-WIDTH STREETS. 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0006 ACRES
DATE OF SURVEY. JUNE 2016

Notes

- FIELD SURVEY PERFORMED IN FEBRUARY 2016.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83), USING G-G FACTOR OF 0.999656008.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Legal Description

LOTS NUMBERED SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11), IN BLOCK NUMBERED SEVEN (7), OF THE MESA VERDE ADDITION TO THE CITY OF ALBUQUERQUE, 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 NOVEMBER 17, 1939, IN PLAT BOOK C, PAGE 38. TOGETHER WITH THE SOUTHERLY ONE-HALF (SLY 1/2) OF VACATED ALLEY LYING NORTH AND ADJACENT TO SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, REFERENCED BY A 1/2" REBAR, BEARING N 88°59'17" W, A DISTANCE OF 0.98 FEET; WHENCE A TIE TO ACS MONUMENT "14-K20", BEARS N 10°51'19" E, A DISTANCE OF 2154.99 FEET;

THENCE, FROM THE POINT OF BEGINNING COINCIDING WITH THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET NE, S 01°05'17" W, A DISTANCE OF 150.52 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, NE, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, LEAVING SAID WISCONSIN STREET NE RIGHT OF WAY, AND COINCIDING WITH SAID CENTRAL AVENUE NE RIGHT OF WAY,
N 82°16'49" W, A DISTANCE OF 146.35 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER WITH A CAP "LS #14271";

THENCE, LEAVING SAID CENTRAL AVENUE NE RIGHT OF WAY, N 01°05'17" E, A DISTANCE OF 134.27 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER "LS #14271";

THENCE, S 88°39'17" E, A DISTANCE OF 145.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.4752 ACRES (20,700 SQ.FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 1019-057-491060-41402
1019-057-493060-41403
1019-057-497061-41404
1019-057-501057-41405-1019-057-501-064-41406

PROPERTY OWNER OF RECORD
Jardinero Investments LLC

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat for
Lot 6-A, Block 7
Mesa Verde Addition
Being Comprised of
Lots 6-11, Block 7, and S'ly
portion of a vacated alley
Mesa Verde Addition
City of Albuquerque
Bernalillo County, New Mexico
July 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: 1010897

Application Number: 16DRB-70235

Plat Approvals:

- Fernando Vigil 7-22-16
PNM Electric Services
- Greg Hunt 7-25-16
Qwest Corp, d/b/a CenturyLink QC
- Christy Hall 7-22-16
New Mexico Gas Company
- [Signature] 7/22/16
Comcast

City Approvals:

- Loren W. Rieunover P.S. 7/21/16
City Surveyor
- Rogelio M. Medina 7/27/16
Traffic Engineer
- Kristy Cad 07/27/16
ABCWJA
- Carol S. Dumont 7-27-16
Parks and Recreation Department
- [Signature] 8-2-16
AMNOC
- [Signature] 7-27-16
City Engineer
- [Signature] 8-2-16
DRP Chairperson, Planning Department

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. 7/20/16
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
Lot 6-A, Block 7
Mesa Verde Addition
Being Comprised of
Lots 6-11, Block 7, and S'ly
portion of a vacated alley
Mesa Verde Addition
City of Albuquerque
Bernalillo County, New Mexico
July 2016**

Easement Notes

- 1 EXISTING 16' PUBLIC UTILITY EASEMENT RESERVED BY VACATION PER ORDINANCE NO. 149-1969 (11/21/69, VOL. 156, PG. 731).
- 2 8' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Fire Flow Notes

EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Line Table		
Line #	Direction	Length (ft)
L1	S 01°05'17" W (S 00°45'00" W)	11.23'
L2	N 82°16'49" W (N 82°47'00" W)	11.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	16.87'	10.00'	96°37'53"	14.94'	S 49°24'14" W

ACS Monument " 14-K20 "
NAD 1983 CENTRAL ZONE
X=1550574.948
Y=1484692.188
Z=5381.929 (NAVD 1988)
G-G=0.99965568
Mapping Angle=-0°10'21.32"

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.

CARTESIAN SURVEYS INC.

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

Sheet 2 of 2

160234

DOC# 2016117675
12/16/2016 02:17 PM Page: 2 of 2
PLAT # 325, 00 B; 2016C P. 0156 Linda Stover, Bernalillo County
(4/28/26, B-36)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (C-38, 11/17/39)
⊙	FOUND MONUMENT AS INDICATED
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT

Virginia Street NE
(60' R/W)

Wisconsin Street NE
(60' R/W)

Central Avenue NE

