

Vicinity Map Zone Atlas C-19-Z



Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. ELIMINATE LOT LINES AS SHOWN HEREON.

Documents

1. TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING FILE NO. 225277CR AND AN EFFECTIVE DATE OF JUNE 4, 2003.
2. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 1931 IN BOOK D1, PAGE 20.
3. R/W MAP COA PROJECT NO. 7663.91 DATED JANUARY 11, 2012.

Free Consent & 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.

Joe R. Hahn, Member
Boyhahn LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016
BY: Joe R. Hahn, Member, Boyhahn LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 18, Township 11 North, Range 4 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Unit 3, Tract 2
Owner: Boyhahn LLC
UPC # 101906402635720231 (Lot 2)
UPC # 101906401135720232 (Lot 1)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____
UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Subdivision Data

GROSS ACREAGE. 1.2932 ACRES
ZONE ATLAS PAGE NO. C-19-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 2
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. 0.000 ACRES
DATE OF SURVEY. DECEMBER 2005 AND JULY 2014

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005, AND UPDATED JULY 2014.
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 0.999665083094.
4. 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

PORTIONS OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FOUR (4) TRACT 2 UNIT 3, OF NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOLUME D1, FOLIO 20, LESS THAT PORTION OF CONDEMNATION BASED UPON THE STIPULATED JUDGMENT FOR CONDEMNATION FILED ON THE DISTRICT COURT CLERK 6/27/2013 NO: D-202-CV-2013 01196 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST OF THE HEREIN DESCRIBED PARCEL, MARKED BY 1/2" REBAR WITH ALUMINUM CAP MARKED "LS 11599" BEING A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, WHENCE A TIE TO ACS MONUMENT 9-C18 BEARS, S 73°25'11" W, A DISTANCE OF 2839.27 FEET;

THENCE, COINCIDING SAID EASTERLY RIGHT OF WAY, N 00°12'46" E, A DISTANCE OF 173.50 FEET TO A POINT OF CURVATURE;

THENCE, 47.16 FEET ALONG ARE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90°04'04" AND A CHORD OF N 45°14'47" E, A DISTANCE OF 42.45 FEET TO A POINT OF TANGENCY; BEING THE SOUTH RIGHT OF WAY OF ALAMEDA BOULEVARD NE;

THENCE, COINCIDING SAID SOUTH RIGHT OF WAY, S 89°43'11" E, A DISTANCE OF 248.28 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL;

THENCE, S 00°17'08" W, A DISTANCE OF 202.85 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A PK NAIL;

THENCE, N 89°51'40" E, A DISTANCE OF 278.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2932 ACRES (56,333) SQ. FEET MORE OR LESS.

**Plat of
Lots 1A and 1B, Block 4
North Albuquerque Acres, Tract 2, Unit 3**

**Comprised of
Portions of Lot 1 and 2, Block 4
City of Albuquerque**

Bernalillo County, New Mexico

December 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

AMAFCA

City Engineer

DRB 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. _____ 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



Plat of
Lots 1A and 1B, Block 4
North Albuquerque Acres, Tract 2, Unit 3
 Comprised of
Portions of Lots 1 and 2, Block 4
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2016

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (FILING INFO)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	S 00°16'49" W	33.63'
L2	S 58°25'03" W	65.60'
L3	S 31°34'57" E	34.00'
L4	S 00°16'49" W	22.73'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.16'	30.00'	90°04'04"	42.45'	N 45°14'47" E
C2	44.60'	152.00'	16°48'45"	44.44'	N 66°49'26" E

Easement Notes

- 1 10' P.U.E (6/30/2004, 2014C-185)
- 2 INTENTIONALLY OMITTED
- 3 10' P.U.E GRANTED WITH THE FILING OF THIS PLAT.
- 4 RECIPROCAL PRIVATE CROSS LOT ACCESS AND PRIVATE PARKING EASEMENTS LIMITED TO THE AREA WITHIN THE CURBED PARKING LOT AND DRIVE ISLES AND A PRIVATE RECIPROCATING CROSS LOT DRAINAGE EASEMENT TO BE MAINTAINED BY AND BENEFITTING THE OWNERS OF LOTS 1A AND 1B.
- 5 20' PRIVATE WATER AND SEWER EASEMENT BENEFITTING LOT 1A TO BE MAINTAINED BY THE SAME GRANTED BY THE FILING OF THIS PLAT.

ALAMEDA BOULEVARD N.E.
 (124' R/W)

LOUISIANA BOULEVARD N.E.
 (102' R/W)

ACS Monument "9-C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle= -01°11'19.69"

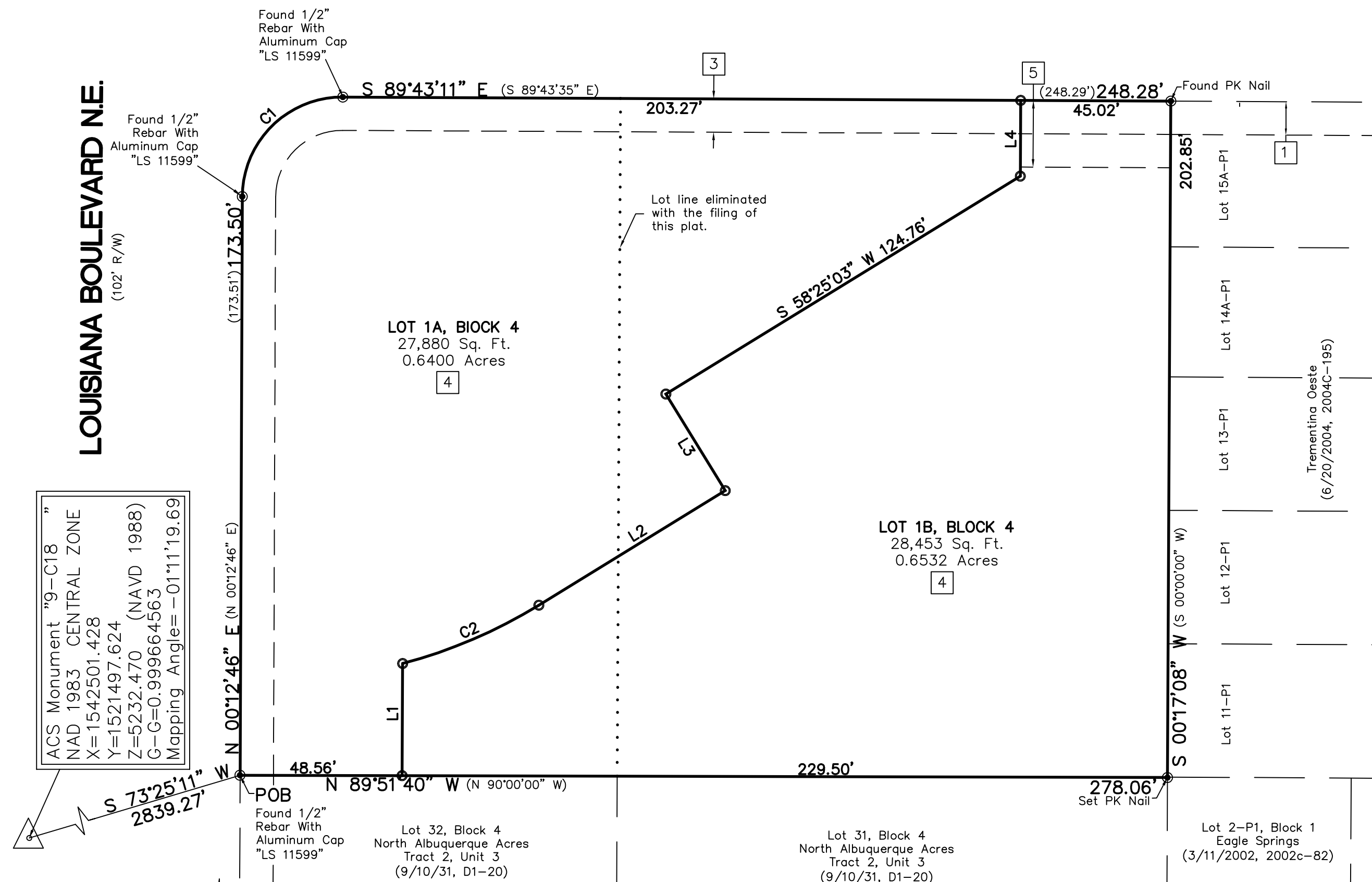
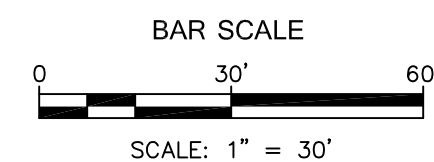
Public Utility Easements

- 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) 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.



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