

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOT 1 AND LOT 3 OF THE PLAT ENTITLED 'LOS TOMASES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING A PLAT OF TRACTS 25 & 70, W.R.G.C.D. MAP 36', FILED ON JANUARY 20, 1959 IN VOLUME C4, FOLIO 63, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, BEING A COMMON POINT TO THE SOUTHWEST CORNER OF LOT 4, FROM WHENCE A TIE TO ACS CONTROL STATION MONUMENT "SMW\_8" BEARS N. 19°34'29" E., A DISTANCE OF 1,133.78 FEET;

THENCE FROM SAID BEGINNING POINT, S. 80°52'49" E., A DISTANCE OF 145.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT, BEING A COMMON POINT TO THE SOUTHWEST CORNER OF LOT 4, LYING ON A CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF 8TH STREET, N.W.;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1805.38 FEET, A LENGTH OF 62.76 FEET, A CENTRAL ANGLE OF 0°59'31", A CHORD BEARING OF S. 01°12'17" W., AND CHORD DISTANCE OF 62.76 FEET, TO THE SOUTHEAST CORNER OF THE EAST PROJECTION OF SAID TRACT, BEING A COMMON POINT TO THE NORTHEAST CORNER OF LOT 2;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N. 78°04'48" W., A DISTANCE OF 100.83 FEET TO AN ANGLE POINT OF SAID TRACT, BEING A COMMON POINT TO THE NORTHWEST CORNER OF LOT 2;

THENCE, S. 19°56'18" W., A DISTANCE OF 60.50 FEET TO SOUTHEAST CORNER OF THE SOUTH PROJECTION OF SAID TRACT, BEING A COMMON POINT TO THE SOUTHWEST CORNER OF LOT 2, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PHOENIX AVENUE, N.W.;

THENCE N. 64°31'13" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.44 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING A COMMON POINT TO THE SOUTHWEST CORNER OF LOS TOMASES ADDITION;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N. 15°56'18" E., A DISTANCE OF 101.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2775 ACRES (12,090 SQ.FT.) MORE OR LESS, NOW COMPRISING LOT "3-A".

**SUBDIVISION DATA:**

ZONING DESIGNATION: R-1  
 TOTAL NUMBER OF EXISTING LOTS: 2  
 TOTAL NUMBER OF LOTS CREATED: 1  
 TOTAL NUMBER OF TRACTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 GROSS SUBDIVISION ACREAGE: 0.2275 ACRES.

**SURVEY NOTES**

1. ALL BEARINGS ARE GRID BEARINGS BASED ON ACS CONTROL DATA FROM CONTROL STATIONS "SMW\_8 2005" AND "A\_438 1984", FOUND IN GOOD CONDITION.
2. ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
3. SURVEYED PROPERTY LIES WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. DATE OF FIELD SURVEY: SEPTEMBER 15 AND OCTOBER 6, 2016
5. THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.

**EASEMENTS**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. GAS COMPANY OF NEW MEXICO SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  3. OWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
  5. ALBUQUERQUE/BERNALILLO COUNTY WATER & SEWER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, VALVES, PUMPS, METERS AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND WASTEWATER SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SURFACING 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 ERRECTED 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**FREE CONSENT AND DEDICATION**

THIS SURVEY PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED LEGAL OWNERS AND/OR PROPRIETORS. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CERTIFY THAT THIS SURVEY IS OF THEIR FREE ACT AND DEED, WARRANTING COMPLETE AND INFEASIBLE TITLE TO THE LAND REPLATED HEREON IN FEE SIMPLE. GRANTING EASEMENTS SHOWN HEREON FOR UTILITY INFRASTRUCTURE FOR THE USE OF ALL RESPECTIVE PUBLIC UTILITY SERVICE COMPANIES FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF THEIR SERVICE DISTRIBUTION LINES AND EQUIPMENT INCLUDING THE RIGHT TO TRIM ANY INTERFERING PLANTS AND/OR TREES AS NECESSARY FOR SAID MAINTENANCE.

DE LA TORRE JAIME TORREZ - OWNER

JESSICA MOLINA ALMEIDA - OWNER

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BY DE LA TORRE JAIME TRULLIO

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

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NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**TREASURER'S CERTIFICATE**

I, \_\_\_\_\_ TREASURER OF BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL FOR LOT 1 UP# 1-014-059-138-475-216-01 & LOT 3 UP# 1-014-059-145-476-216-03

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD ZONE INFORMATION**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35001C0336G, EFFECTIVE DATE SEPTEMBER 26, 2008, AND IS INSIDE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVERS FROM 1% ANNUAL CHANCE FLOOD. THE ACCURACY OF THIS ZONE HAS NOT BEEN VERIFIED BY FIELD WORK. A FLOOD ELEVATION CERTIFICATE MAY BE NECESSARY TO VERIFY THE ZONE ACCURACY.

**REPLAT OF  
 LOTS 1 AND 3  
 LOS TOMASES ADDITION  
 PROJECTED SECTION 8, TOWNSHIP 10  
 NORTH, RANGE 3 EAST, N.M.P.M.,  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO,  
 NOVEMBER 2016**

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE THE TWO (2) EXISTING LOTS ("1" AND "3"), INTO ONE (1) NEW LOT ("3-A"), AND GRANT EASEMENTS.

**APPROVALS**

PROJECT NO. _____	APPLICATION NO. _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____	
ABQWA _____ DATE _____	
PARKS AND RECREATION DEPARTMENT _____ DATE _____	
CITY ENGINEER _____ DATE _____	
CITY SURVEYOR _____ DATE _____	
SOLID WASTE MANAGEMENT _____ DATE _____	
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____	
PNM ELECTRIC SERVICES _____ DATE _____	
GAS COMPANY OF NEW MEXICO SERVICES _____ DATE _____	

**SURVEYOR'S CERTIFICATION**

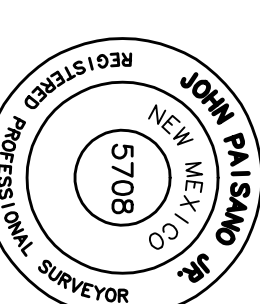
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT AND SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. THAT IT COMPLIES WITH THE SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**P R E L I M I N A R Y**

JOHN PAISANO JR., N.M.P.L.S. NO. 5708

DATE \_\_\_\_\_

**Quest Network, LLC**  
 John Paisano Jr., N.M.P.S. (5708) 362-6295 ~ John Paisano III Operations Manager, (505) 280-4051  
 9816 Admiral Dewey Ave., NE, Albuquerque, NM 87111 Email: questnetwork@msn.com





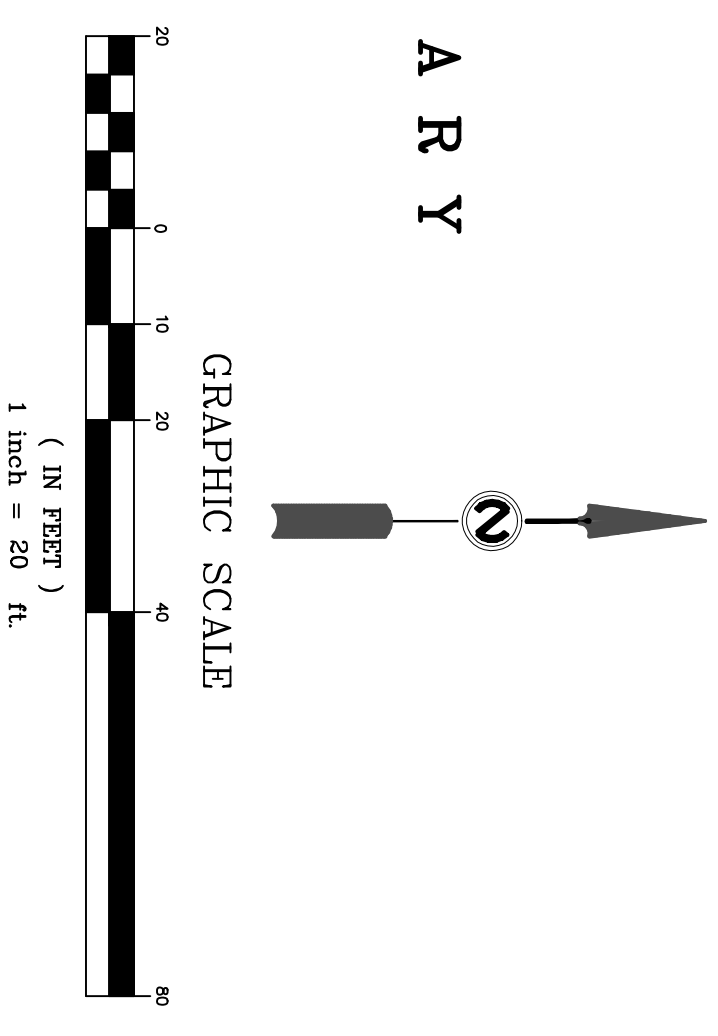
CONTROL STATION DATA  
 STATION NAME: SMW\_8  
 AGENCY: ACS; 2005  
 N.M. CENTRAL ZONE  
 GEO POSITION (NAD 1983)  
 NORTHING: 14954475.704  
 EASTING: 1520419.554  
 NAVD 1988 ELEVATIONS  
 ORTHO HEIGHT: 4969.728  
 GROUND TO GRID=0.999682166  
 COMBINED FACTOR= 0.999682166  
 MAPPING ANGLE= -01351.02"

CONTROL STATION DATA  
 STATION NAME: A\_438  
 AGENCY: ACS; 1984  
 N.M. CENTRAL ZONE  
 GEO POSITION (NAD 1983)  
 NORTHING: 1495747.494  
 EASTING: 1523137.246  
 NAVD 1988 ELEVATIONS  
 ORTHO HEIGHT: 4975.35  
 GROUND TO GRID=0.999681662  
 COMBINED FACTOR= 0.999682166  
 MAPPING ANGLE= -01331.98"

**SOLAR COLLECTOR INSTALLATIONS**  
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

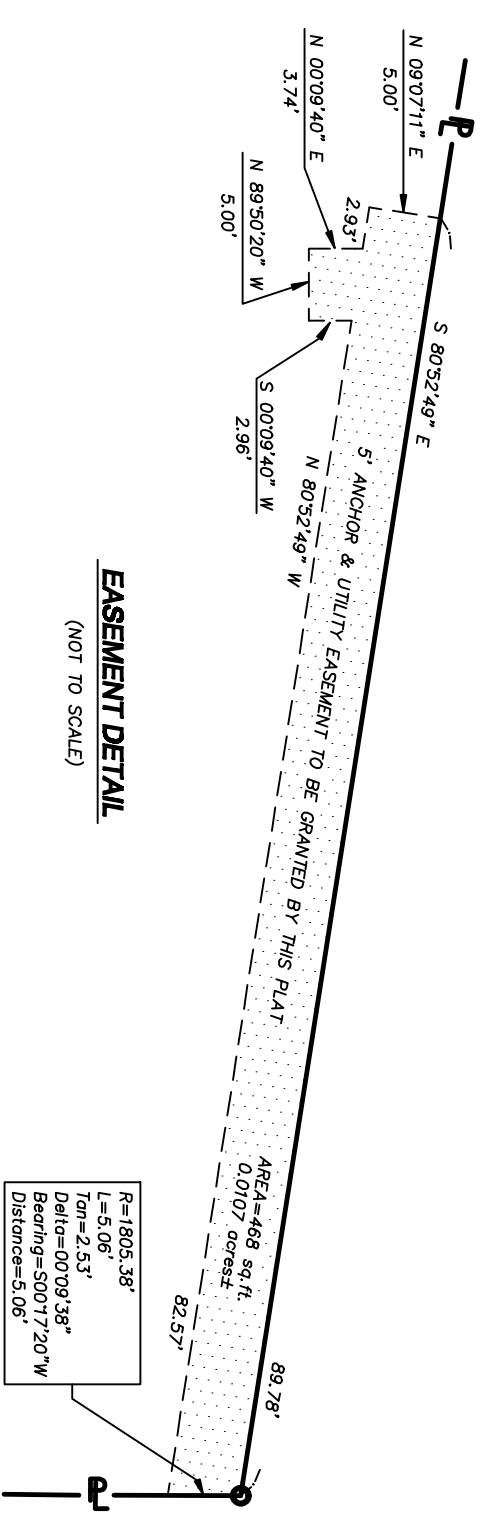
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 NOVEMBER 2016

P R E L I M I N A R Y



**LEGEND**

N 00°00'00" E FIELD BEARINGS AND DISTANCES  
 (N 00°00'00" E) BEARINGS AND DISTANCES FROM  
 SUBDIVISION PLAT  
 A.C.S. MONUMENT  
 SET REBAR W/CAP THIS 5708"  
 UNLESS OTHERWISE NOTED



R=1805.38'  
 L=62.76'  
 Ton=51.39'  
 Delta=01°59'31"  
 Bearing=S01°12'17" W  
 Distance=62.76'

8TH STREET, N.W.  
 (50' R.O.W.)

PHOENIX AVENUE N.W.  
 (UNIMPROVED PORTION OF R.O.W.)

FORKERS GARDENS SUBDIVISION BOUNDARY

LOT 16, BLOCK 3, FORKERS GARDENS  
 FILED: 12/4/1945, IN VOL. C, FOLIO 192

LOT 53-C-1, McDONALD ACRES THIRD UNIT  
 FILED: 1/27/1989 IN VOL. C38, FOLIO 103

LOT 53-B, McDONALD ACRES THIRD UNIT  
 FILED: 12/23/1970 IN VOL. A3, FOLIO 33

LOT 3-4  
 AREA=12,090 sq.ft.  
 0.2775 acres±

LOT 2, LOS TOMASES  
 FILED: 1/20/1999 IN VOL. C4, FOLIO 63

LOT 4, LOS TOMASES  
 FILED: 1/20/1999 IN VOL. C4, FOLIO 63

APPLICATION NO. \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
**SHEET 2 OF 2**  
 160915T-RP

**Quest Network, LLC**  
 Jim Pasero J. NWR15 (505) 362-6255 ~ Jim Pasero II Operations Manager (505) 280-4051  
 9816 Admiral Dewey Ave., NE., Albuquerque, NM 87111 Email: questnetwork@questnetwork.com

