

Zone Atlas K-20-Z

N.T.S.

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Legal Description

LOT TWENTY-THREE-A (23-A), IN BLOCK NUMBERED THREE (3), BEING A REPLAT OF LOTS 23, 24, 25, 26, 27, 28, 29, AND 30 OF BLOCK 3, WAGGOMAN-DENISON ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 17, 1994, IN PLAT BOOK 94C, FOLIO 201.

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.

Robert J. Perry, Chief Administrative Officer _____ Date
 City of Albuquerque, A New Mexico Municipal Corporation

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016
 BY: Robert J. Perry, Chief Administrative Officer
 City of Albuquerque, A New Mexico Municipal Corporation

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 20, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Waggoman-Denison Addition
 Owner: City of Albuquerque
 UPC #: 102005707010430917

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, 1.3779 ACRES
 ZONE ATLAS PAGE NO. K-20-Z
 NUMBER OF EXISTING LOTS. 1
 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. NOVEMBER 2016

Documents

1. INTENTIONALLY OMITTED.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 17 1994 IN BOOK 94C, PAGE 201.
3. PLAT OF WAGGOMAN-DENISON ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 24 1945 IN BOOK C, PAGE 191.
4. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-33880 AND AN EFFECTIVE DATE OF OCTOBER 31, 2016.
5. NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, NM PROJECT NO. M-5607(1), DATED MAY 15, 1972.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 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 0.9996560083.

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.

Plat for
Lots 23-A-1 and 23-A-2, Block 3
Waggoman-Denison Addition
 Being Comprised of
Lot 23-A, Block 3
Waggoman-Denison Addition
 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

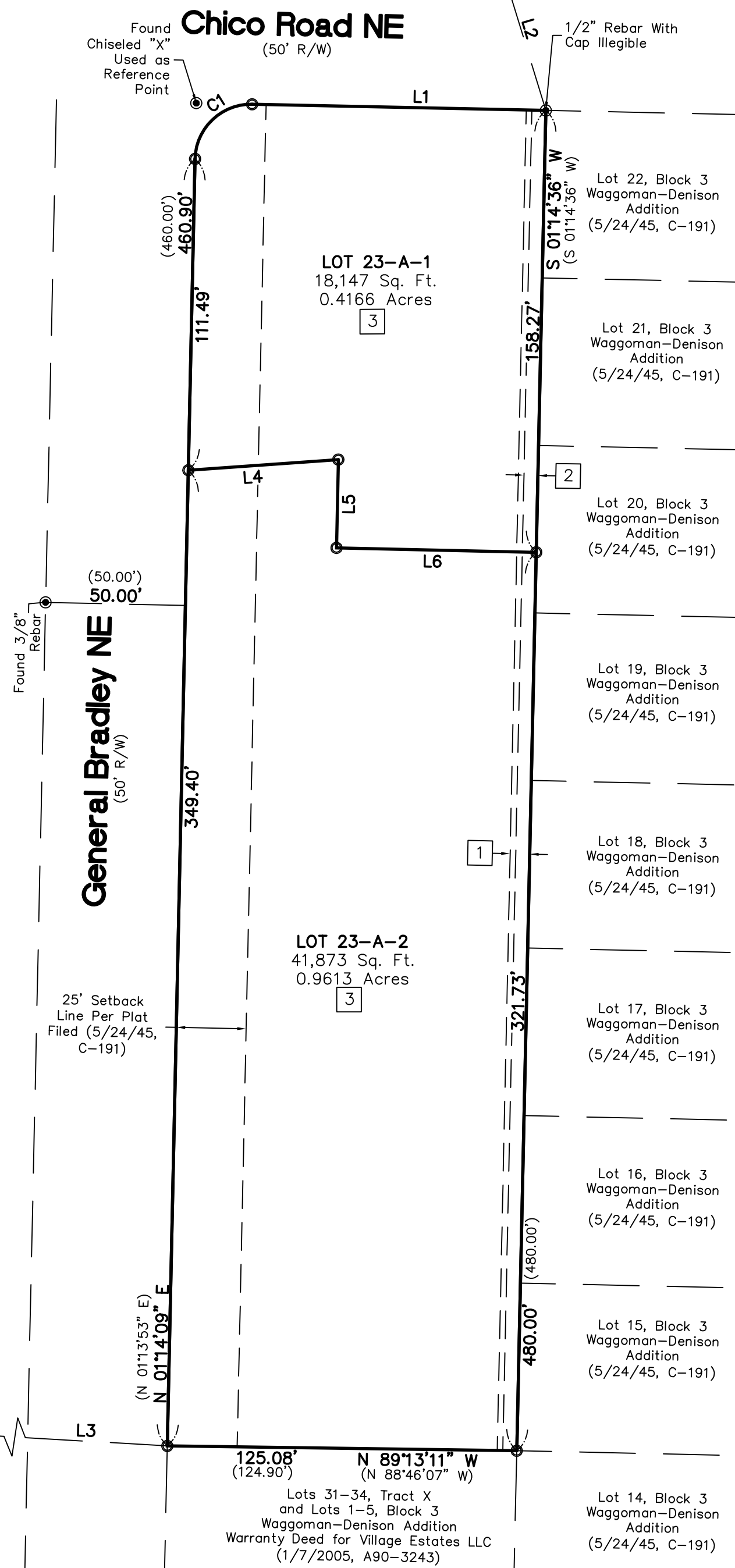


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Easement Notes

- 1 EXISTING 7' PNM & MST&T EASEMENT (3/3/76, BK. MISC. 467, PG. 833)
- 2 EXISTING 5' UTILITY EASEMENT (6/2/49, BK. D-166, PG. 527)
- 3 PRIVATE BLANKET UTILITY AND PRIVATE BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING ENVELOPES, BENEFITING LOTS 23-A-1 AND 23-A-2, TO BE MAINTAINED BY THE OWNERS OF SAID LOTS, GRANTED WITH THE FILING OF THIS PLAT.

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"



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (6/17/94, 94C-201)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	S 88°49'00" E (S 88°46'07" E)	105.16' (105.00')
L2	N 25°20'07" W	1685.17'
L3	N 86°38'05" W	6006.91'
L4	S 85°56'11" W	53.82'
L5	N 01°13'58" E	31.62'
L6	N 88°44'11" W	71.52'

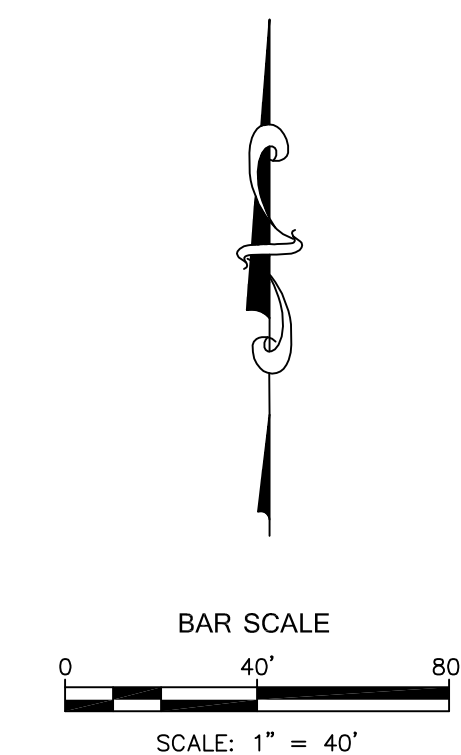
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.40' (31.42')	20.00' (20.00')	89°56'51"	28.27'	N 46°12'34" E

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.

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



ACS Monument " 7-K19 "
 NAD 1983 CENTRAL ZONE
 X=1545165.941
 Y=1483044.082
 Z=5325.987 (NAVD 1988)
 G-G=0.999659513
 Mapping Angle=-0°10'58.61"