



Vicinity Map - Zone Atlas K-15-Z

N.T.S.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN.

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.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 2003 IN BOOK 2003C, PAGE 263.
2. PLAT ENTITLED "AMENDED MAP OF TERRACE ADDITION FILED MAY 20, 1905.
3. PLAT ENTITLED "AMENDED MAP OF TERRACE ADDITION FILED NOVEMBER 15, 1910, C2-71.
4. NMDOT RIGHT OF WAY MAP IR-025-4 (72) 225.
5. WARRANTY DEED TO M AND M STORES INC. FILED 7/10/08 AS DOCUMENT 2008078133.
6. WARRANTY DEED TO BRAD AND ANDREA HALL FILED 12/12/07 AS DOCUMENT 2007167278.

Indexing Information

Projected Section 21, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Terrace Addition
 Owner: M & M Stores (Lot 11 and 12)
 Brad & Andrea Hall (Lot 1-A)
 UPC # 101505704021731202 (Lot 11 and 12)
 101505703623131203 (Lot 1-A)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101505704021731202, 101505703623131203
 PROPERTY OWNER OF RECORD Brad H & Andrea P Hall
 BERNALILLO COUNTY TREASURER'S OFFICE Daisy M. Hays

Subdivision Data

GROSS ACREAGE. 0.8063 ACRES
 ZONE ATLAS PAGE NO. K-15-Z
 NUMBER OF EXISTING LOTS. 4
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0 MILES
 MILES OF HALF-WIDTH STREETS. 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
 DATE OF SURVEY. JULY 2017

Notes

1. FIELD SURVEY PERFORMED IN JULY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999680283.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOT 1-A, BLOCK 4, OF TERRACE 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 IN BOOK 2003C, PAGE 263, ON AUGUST 26, 2003, AND ELEVEN (11) AND TWELVE (12), BLOCK 4 AND A COINCIDING VACATED 18 FOOT ALLEY OF THE PLAT ENTITLED THE AMENDED PLAT OF TERRACE ADDITION 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 15, 1910 IN BOOK C2, PAGE 71. ALL COMBINED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 12, MARKED WITH A BATHEY MARKER "LS 14271", WHENCE A TIE TO ACS MONUMENT "STA 1-25-27" BEARS N 63°43'46" E, A DISTANCE OF 394.21 FEET; THENCE, COINCIDING WITH THE NORTHERLY RIGHT-OF-WAY OF COAL AVE. S.E., N 80°42'04" W, A DISTANCE OF 99.85 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11, MARKED BY A BRASS CAP "GOLF OIL COMPANY"; THENCE, LEAVING SAID RIGHT OF WAY, N 09°06'50" E A DISTANCE OF 142.00 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE NORTHWEST CORNER SAID LOT 11, REFERENCED BY A REBAR WITH CAP "LS 6446" S 09°06'50" W A DISTANCE OF 1.07 FEET; THENCE, N 80°42'04" W A DISTANCE OF 17.42 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL; THENCE, N 04°10'15" E A DISTANCE OF 16.06 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL; THENCE, N 80°42'04" W A DISTANCE OF 21.39 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A "CHISELED X"; THENCE, N 09°11'39" E A DISTANCE OF 137.28 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A "CHISELED X"; THENCE, S 80°27'50" E A DISTANCE OF 119.80 FEET TO THE POINT OF CURVATURE OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271"; THENCE, 32.32 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89°43'32" AND A CHORD BEARING S 35°36'04" E, A DISTANCE OF 28.22 FEET TO A POINT OF TANGENT OF SAID PARCEL; THENCE, S 09°04'17" W A DISTANCE OF 274.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.8063 ACRES (35,122 SQ FT) MORE OR LESS.

**Plat for
 Lot 1-A-1, Block 4
 Comprised of
 Lots 1-A, 11, 12 and a
 portion of a Vacated 18 foot alley, Block 4
 Terrace Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2017**

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: 1011170
Application Number: 17DRB-70230

Plat Approvals:

Fernando Vigil 8-17-17
 PNM Electric Services
Qwest Corp. d/b/a CenturyLink QC 8/25/2017
New Mexico Gas Company 8/23/17
Comcast 8/28/17

City Approvals:

Loren M. Risenhoover P.S. 8/10/17
 City Surveyor
Ronald Stinson 7/26/18
 Traffic Engineer
Christy Cadu 09-20-17
 ABCWUA
C. Sanborn 9/20/17
 Parks and Recreation Department
Lynn M. Magan 8-17-17
 AMAFCA
James D. Hughes 9/20/2017
 City Engineer
DRB Chairperson, Planning Department 8-1-2018
John M. Howell 8-1-18
 Real Property Division

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. 8/9/17
 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



Line Table		
Line #	Direction	Length (ft)
L1	N 80°42'04" W	17.42'
L2	N 04°10'15" E	16.06'
L3	N 80°42'04" W	21.39'
L4	S 80°42'04" E	20.08'
L5	S 09°04'17" W	20.08'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.32' (31.32')	20.00' (20.00')	89°43'32"	28.22' (28.22')	S 35°36'04" E
C2	31.50'	20.00'	90°13'40"	28.34'	N 54°11'07" E

Note Concerning Water and Sewer Availability:
 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.

Plat for
Lot 1-A-1, Block 4
 Comprised of
 Lots 1-A, 11, 12 and a
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Terrace Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2017

Easement Notes

- 16' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 4' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 16' ACCESS AND TRASH ENCLOSURE EASEMENT BENEFITING THE ADJOINER TO THE WEST COMPRISING LOTS 4-10 AND THE WEST 10' OF LOT 3, BLOCK 4, TERRACE ADDITION, GRANTED WITH THE FILING OF THIS PLAT

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

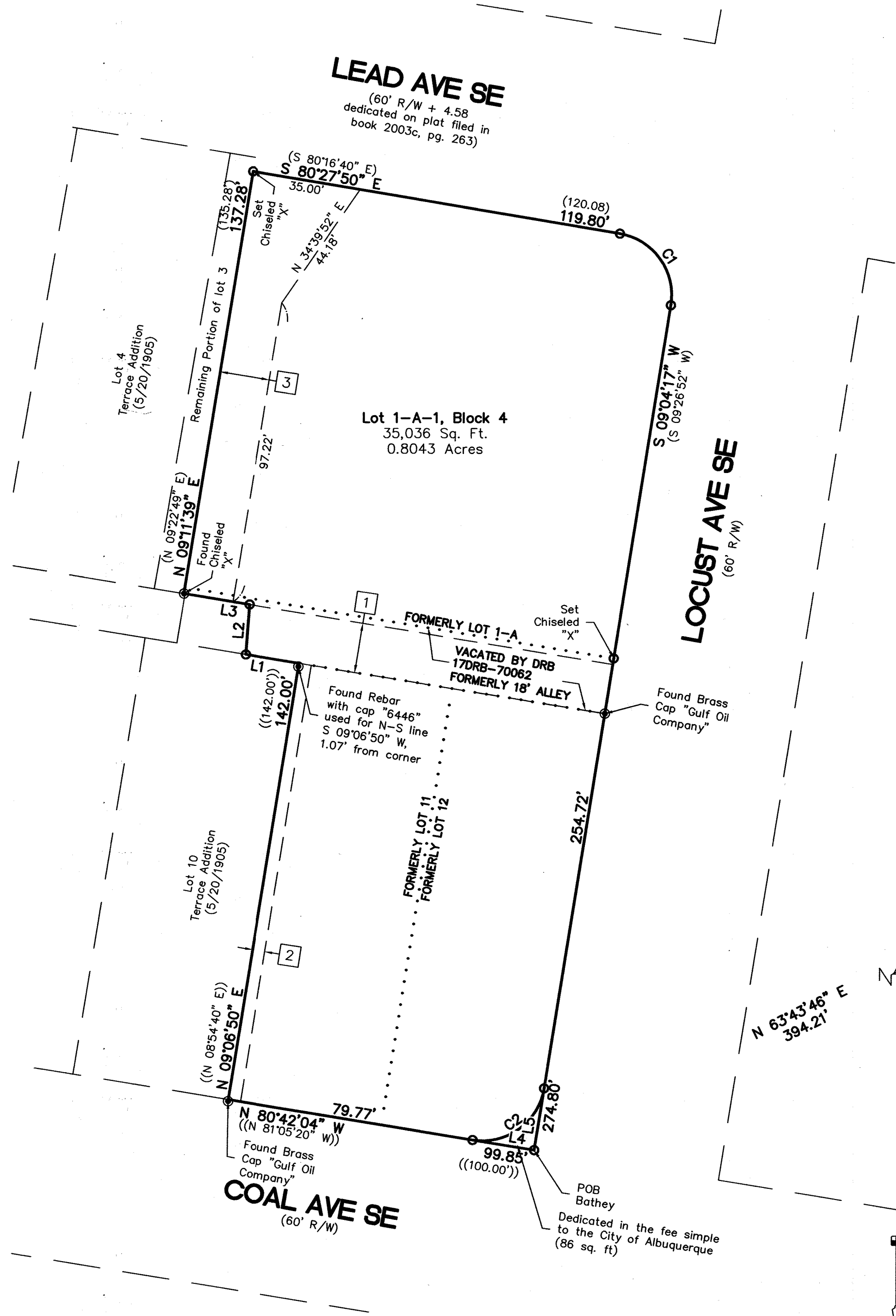
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

COA Solid Waste Management Department
 UPON COMPLETION AND FILING OF THIS PLAT, WASTE MANAGEMENT HEREBY ACCEPTS THE "NEW" ACCESS AND TRASH ENCLOSURE EASEMENT LOCATION

[Signature]
 DATE 7/24/18

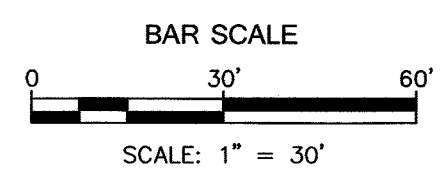
DOCH 2018067344
 08/01/2018 11:18 AM Page: 2 of 3
 PLAT R-325, 00 B, 2018C, 0103 Linda Stover, Bernalillo County



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (8/26/03, 2003C-263)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (7/10/08)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED BY THE FILING OF THIS PLAT

ACS Monument "STA I-25-27"
 NAD 1983 CENTRAL ZONE
 X=1524608.553 *
 Y=1484404.489 *
 Z=N/A (NAVD 1988)
 G-G=0.999676736
 Mapping Angle=-0°13'20.86"
 *US Survey Foot

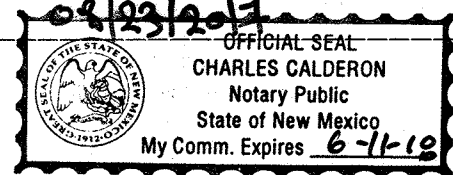


CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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.

M & M Stores Owner
M & M STORES
STATE OF NEW MEXICO
SS
COUNTY OF Sandoval



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23rd of Aug, 2017
BY: M & M STORES

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

Plat for
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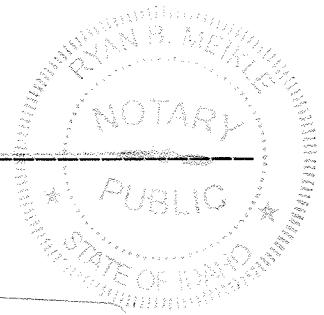
Brad Hall
BRAD HALL (HUSBAND)
Andrea Hall
ANDREA HALL (WIFE)

STATE OF ~~NEW MEXICO~~ ^{IDAHO}
SS
COUNTY OF ~~SANDOVAL~~ ^{BANNEVILLE}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 15, 2017
BY: BRAD AND ANDREA HALL (HUSBAND AND WIFE)

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/21/21



DOCH 2018067344
08/01/2018 11:18 AM Page: 3 of 3
PLAT R: \$25.00 B: 2018C P: 0103 Linda Stever, Bernalillo County

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