

Vicinity Map - Zone Atlas K-13-Z

**Indexing Information**

Section 19, Township 10 North, Range 3 East, N.M.P.M.  
 as Projected into the Town of Albuquerque Grant  
 Subdivision: Santa Fe Addition  
 Owner: Eric & Kimberly B Griego  
 UPC # 101305744711341407

**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, . . . . . 0.1007 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-13-Z  
 NUMBER OF EXISTING LOTS, . . . . . 2  
 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, . . . . . JANUARY 2017

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2017.
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 0.999684254.
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**

THE SOUTH SEVENTY-TWO FEET (S. 72') OF LOTS NUMBERED ONE (1) AND (2) IN BLOCK NUMBERED TEN (10) OF THE SANTA FE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 5, 1913, PLAT BOOK C2, PAGE 21, AND CONVEYED VIA WARRANTY DEED FILED NOVEMBER 13, 1948 IN BOOK D91, PAGE 587 AS DOCUMENT 47683 TOGETHER WITH A PORTION OF THE VACATED RIGHT OF WAY ALONG 10TH STREET S.W. AND SANTA FE AVE S.W.  
 ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, MARKED BY A BATHEY WITH CAP "LS14271", WHENCE A TIE TO ACS MONUMENT 6\_K13 BEARS N 54°34'28" W; A DISTANCE OF 3189.23 FEET;  
 THENCE, N 89°03'18" E A DISTANCE 58.01 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";  
 THENCE, S 00°49'25" E, A DISTANCE OF 61.91 FEET TO A POINT OF CURVATURE OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";  
 THENCE, 23.51 FEET ALONG A CURVE TO THE RIGHT, HAVE A RADIUS 15.00 FEET A DELTA OF 89°47'55" AND A CHORD BEARING S 44°04'33" W AND DISTANCE OF 21.18 FEET TO A POINT OF TANGENCY, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";  
 THENCE, S 88°58'31" W, A DISTANCE OF 42.37 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";  
 THENCE, N 01°20'24" W, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1007 ACRES (4,387 sq. ft)

**Plat for  
 Lot 1A, Block 10  
 Being Comprised of  
 Lots 1 and 2, Block 10  
 Santa Fe Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 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:** \_\_\_\_\_  
**Application Number:** \_\_\_\_\_  
**Plat Approvals:**

PNM Electric Services \_\_\_\_\_  
 Qwest Corp. d/b/a CenturyLink QC \_\_\_\_\_  
*Ch. Salgado* 3-2-17  
 New Mexico Gas Company \_\_\_\_\_

Comcast \_\_\_\_\_  
**City Approvals:**  
*Steven M. Risenhoover P.S.* 3/2/17  
 City Surveyor \_\_\_\_\_

Traffic Engineer \_\_\_\_\_  
 ABCWUA \_\_\_\_\_  
 Parks and Recreation Department \_\_\_\_\_  
 AMAFCA \_\_\_\_\_  
 City Engineer \_\_\_\_\_  
 DRB Chairperson, Planning Department \_\_\_\_\_  
 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.* 2/28/17  
 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



**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

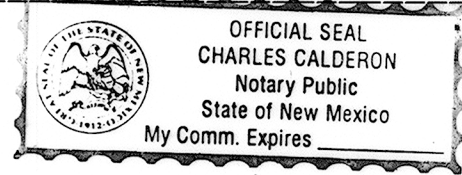
**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-35467 AND AN EFFECTIVE DATE OF JANUARY 23, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 1913 IN BOOK C2, PAGE 21.

**Free Consent**

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.

ERIC GRIEGO \_\_\_\_\_ 3/2/17 DATE  
 KIMBERLY B. GRIEGO \_\_\_\_\_ 3/2/17 DATE



STATE OF NEW MEXICO }  
 COUNTY OF } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2<sup>nd</sup> March, 2017  
 BY: ERIC AND KIMBERLY GRIEGO, HUSBAND AND WIFE  
 By: \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2018

**Plat for  
Lot 1A, Block 10  
Being Comprised of  
Lot 1 and 2, Block 10  
Santa Fe Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2017**

ACS Monument " 6-K13 "  
NAD 1983 CENTRAL ZONE  
X=1515142.466  
Y=1485023.666  
Z=4959.622 (NAVD 1988)  
G-G=0.999684647  
Mapping Angle=-0°14'26.38"

**Public Utility Easements**

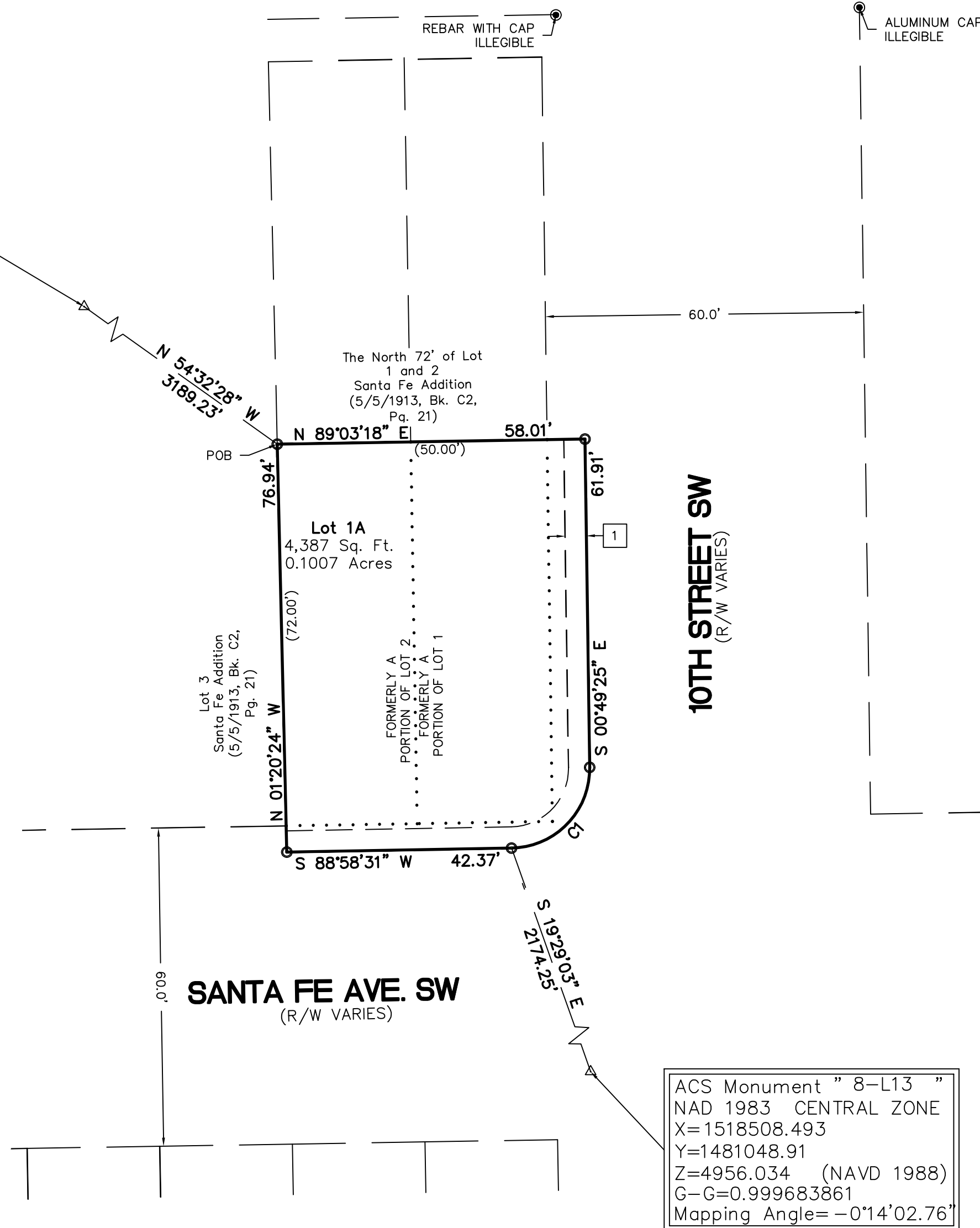
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



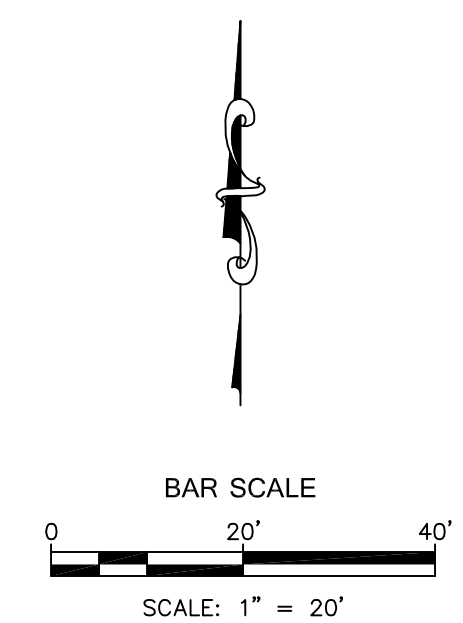
**Legend**

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.51'	15.00'	89°47'55"	21.18'	S 44°04'33" W

**Easement Notes**

- 1 4' PUE GRANTED WITH THE FILING OF THIS PLAT



ACS Monument " 8-L13 "  
NAD 1983 CENTRAL ZONE  
X=1518508.493  
Y=1481048.91  
Z=4956.034 (NAVD 1988)  
G-G=0.999683861  
Mapping Angle=-0°14'02.76"

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