

VICINITY MAP (J-13) SITE NO SCALE



DOCH 2017063764
06/30/2017 12:18 PM Page: 1 of 2
PLAT R-\$25.00 B. 2017C P. 0077 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

ADDITION, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on May 1, 1891, in Plat Book C2, folio 43, and being more particularly described as follows: BEGINNING at the Southwest corner, being a point on the Easterly right-of-way line of a public alley, from whence the ACS Monument "12-J13" (x=1,517,168.92, y=1,489,275.084, NMSP Central Zone, NAD 83) bears S 72° 28' 11" W, 1,017.60 feet distant; THENCE along said Easterly right-of-way line, N 11° 07' 15" E, 50.00 feet to the Northwest corner; THENCE leaving said Easterly right-of-way line, S 78° 52' 45" E, 142.00 feet to the Northeast corner, being a point on the Westerly right-of-way line of 11th Street, NW; THENCE along said Westerly right-of-way line, S 11° 07' 15" E, 50.00 feet to the Southeast corner; THENCE leaving said Westerly right-of-way line, N 78° 52' 45" W, 142.00 feet to the point of beginning and containing 0.1630 acres, more or less.

PLAT OF
LOT 18-A, BLOCK 35
PEREA ADDITION

A REPLAT OF LOTS 17 AND 18, BLOCK 35, PEREA ADDITION
WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2017

PROJECT NUMBER: 1011284
Application Number: 17DRB-7071
City Approvals:

<u>Loan N. Rianchover P.S.</u> City Surveyor	<u>5/23/17</u> Date
<u>Rogelio M. Mendez</u> Traffic Engineering, Transportation Division	<u>6/28/17</u> Date
<u>Theresa Carr</u> ABCWA	<u>06-28-17</u> Date
<u>Sanford</u> Parks and Recreation Department	<u>6/28/17</u> Date
<u>Lynn M. Mason</u> AMAFCA	<u>6-28-17</u> Date
<u>James D. Johnston</u> City Engineer	<u>6/29/2017</u> Date
<u>Paul Chris</u> DRB Chairperson, Planning Department	<u>6-29-17</u> Date
Utility Company Approvals:	
<u>Fernando Vigil</u> PNM	<u>5-30-17</u> Date
<u>[Signature]</u> CenturyLink	<u>6/7/2017</u> Date
<u>[Signature]</u> Comcast	<u>5/25/17</u> Date
<u>Chris Saday</u> New Mexico Gas Company	<u>6-6-17</u> Date

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. J-13
3. Gross acreage 0.1630 Ac.
4. Existing number of lots 2
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding 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.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

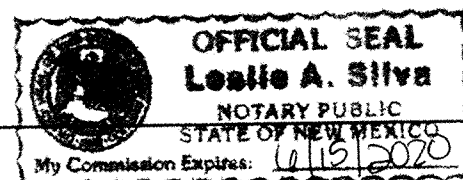
Maria P. Garcia, POA 5/23/2017
Joshua R. Garcia Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

On this 23 day of May, 2017, the foregoing instrument was acknowledged by:
Joshua R. Garcia.

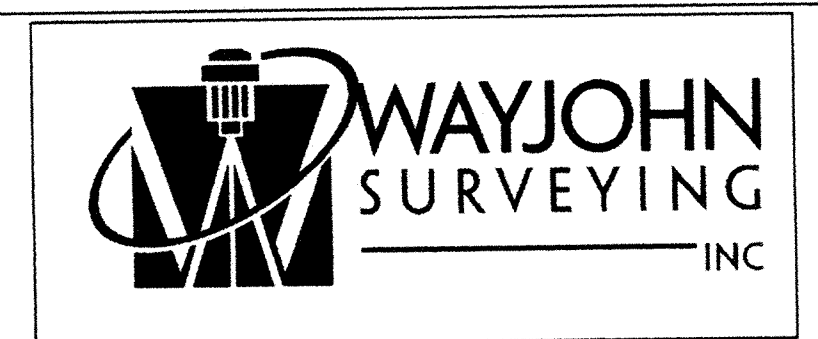
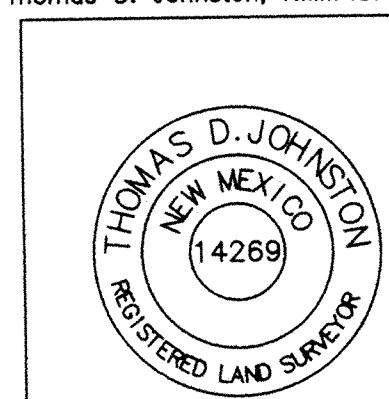
My Commission expires 6/15/2020
Leslie A. Silvia
Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature] 5.19.17
Thomas D. Johnston, N.M.P.S. No. 14269 Date



INDEXING INFORMATION FOR COUNTY CLERK OWNER: GARCIA LOCATION: SECTION 18 T. 10 N., R. 3 E. PEREA ADDITION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP50117.DWG	SCALE: 1" = 20'	FILE NO. SP-5-01-2017 SHEET 1 OF 2
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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 013 058 481 228 44806

PROPERTY OWNER OF RECORD:
GARCIA JOSHUA R

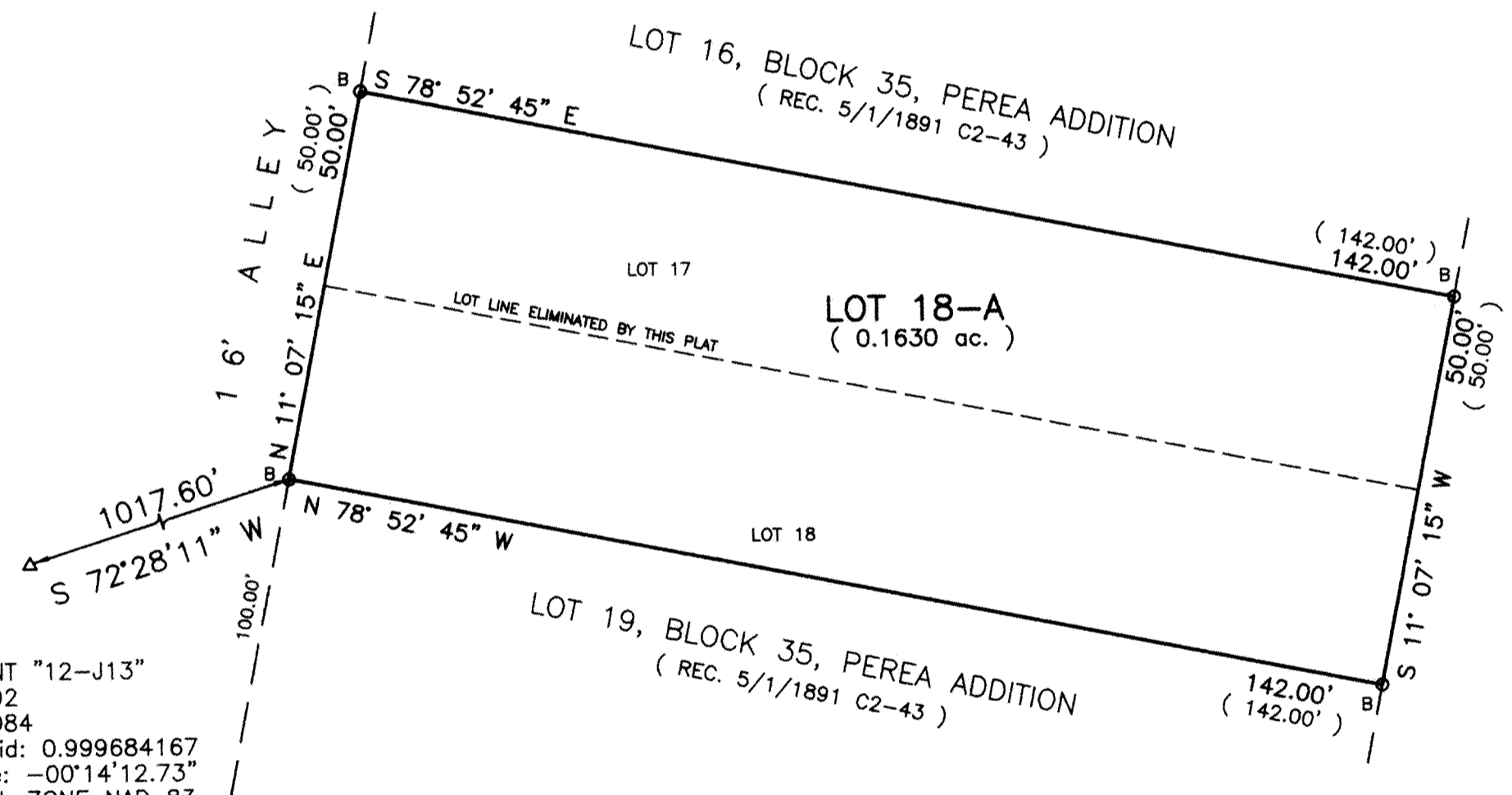
BERNALILLO COUNTY TREASURER'S OFFICE
Malthe 6/30/17

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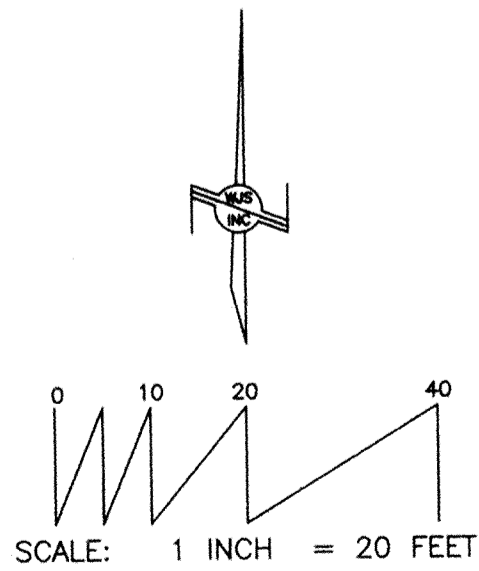
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 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2017



ACS MONUMENT "12-J13"
 x=1,517,168.92
 y=1,489,275.084
 Ground-to-grid: 0.999684167
 Mapping Angle: -00°14'12.73"
 NMSP CENTRAL ZONE NAD 83

11th STREET, N. W.
 (60' R.O.W.)



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR - NO CAP
 B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
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