

Vicinity Map - Zone Atlas K-11-Z

Legal Description

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED TWO (2), OF THE YUCCA ADDITION NO. 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30, 1941, IN VOLUME D, FOLIO 74.

AND

LOTS NUMBERED FIVE-A (5-A), AND SEVEN-A (7-A) IN BLOCK NUMBERED TWO (2), OF THE YUCCA ADDITION NO. 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1987, IN VOLUME C34, FOLIO 119.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HERGEN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW AND THE WESTERLY RIGHT OF WAY OF OLD COORS BLVD SW, BEING MARKED BY A BATHYER MARKER WITH CAP "LS 14271", WHENCE A LINE TO AOS MONUMENT "15-J12" BEARS N 68°39'51" E, A DISTANCE OF 5200.81 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID CENTRAL AVE SW RIGHT OF WAY, AND CONCENDING EXISTING OLD COORS RD SW RIGHT OF WAY S 14°58'57" E, A DISTANCE OF 507.82 FEET TO THE SOUTHEAST CORNER OF THE HERGEN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7-A, BEING MARKED BY A BATHYER MARKER WITH CAP "LS 14271";

THENCE S 75°03'55" W, A DISTANCE OF 185.46 FEET TO THE SOUTHWEST CORNER OF THE HERGEN DESCRIBED PARCEL, MARKED BY A BATHYER MARKER WITH CAP "LS 14271";

THENCE IN N 45°55'23" W, A DISTANCE OF 507.88 FEET TO THE NORTHWEST CORNER OF THE HERGEN DESCRIBED PARCEL, LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, BEING MARKED BY A BATHYER MARKER WITH CAP "LS 14271";

THENCE COINCIDING WITH SAID CENTRAL AVE SW RIGHT OF WAY, N 75°04'40" E, A DISTANCE OF 184.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1591 ACRES (94.049 SQ. FT.) MORE OR LESS.

Indexing Information

Projected Section 23, Township 10 North, Range 2 East, N.M.P.M. Town of Artesa Grant
 Subdivision: Yucca Addition No. 2
 Original
 Steven Paul Gray, Trustee Stanley-Shannon LVT (Lot 1)
 City of Albuquerque (Lots 2, 3, 4 & 5-A)
 Mary Rue-Sanchez, Trustee of Rue-Sanchez RVT (Lot 7-A)
 UPC #101105734634410214 (Lot 1)
 UPC #1011057346344210215 (Lot 2)
 UPC #1011057346344310213 (Lot 3 & 4)
 UPC #101105734730410212 (Lot 5-A)
 UPC #101105734929510211 (Lot 7-A)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEFINE PARTS OF SAID SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 2.1591 ACRES
 ZONE ATLAS PAGE NO.: K-11-2
 NUMBER OF EXISTING LOTS: 6
 NUMBER OF EXISTING PARCELS: 6
 MILES OF FULL-WIDTH STREETS: 0.076 MILES
 MILES OF HALF-WIDTH STREETS: 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.7417 ACRES
 DATE OF SURVEY: MAY 2017

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2017.
2. THE BASIS OF BEARINGS REFERENCED TO GRID FACTOR OF 0.999964619.
3. (NAD 83-ROUND) USING GROUND TO GRID FACTOR OF 0.999964619.
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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY FEMA. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 3500100329H.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC:
 # 101105734634410214
 # 1011057346344210215
 # 1011057346344310213
 # 101105734730410212
 # 101105734929510211

PROPERTY OWNER OF RECORD
 Steven Paul Gray, Trustee
 City of Albuquerque
 Mary Rue-Sanchez, Trustee
 BERNALILLO COUNTY TREASURER'S OFFICE
 [Signature]

Plat for

Lots 1-A, 5-A-1 & 7-A-1,
 Block 2, Yucca Addition No. 2
 Being Comprised of
 Lots 1-4, 5-A & 7-A, Block 2
 Yucca Addition No. 2
 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: 1011372

Application Number: 17-7026

Plat Approvals:

PNM Specific: [Signature] 10-27-17
 Qwest Corp, d/b/a CenturyLink OC: [Signature] 10/27/2017
 New Mexico [Signature] 9/28/17

City Approvals:

City Surveyor: [Signature] 10/13/17
 [Signature] 11/1/17
 [Signature] 11-01-17
 [Signature] 11/1/17
 [Signature] 11/5/17
 [Signature] 11-2017

DRG: [Signature] 11-8-17
 [Signature] 11-8-17
 [Signature] 11-8-17

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 REGISTERED AND SUBDIVISIONS THE ALBUQUERQUE SUBDIVISION ORDINANCE AND FURTHER STATES THE KNOWLEDGE AND BELIEF OF THE SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
 Date: 9/12/17
 N.M.R.P. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 991-0244



Free Consent & Dedication

THE SUBDIVISION HEREBY DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES AND UTILITIES AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREOF 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 TO THE DEED HEREBY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE, NEW MEXICO AND TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Steven Paul Gray, Trustee (Lot 1) Date 9-15-17
State—Shannon LVI
COUNTY OF } SS
STATE OF NEW MEXICO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 15 2017
BY: Steven Paul Gray, Trustee—Shannon LVI



Free Consent & Dedication

THE PLAT SHOWN HEREOF IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND THE EXECUTION OF THIS INSTRUMENT IS THE FREE ACT AND DEED. THE OWNER HEREBY AFFIRMS THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF ALBUQUERQUE, NEW MEXICO. THE OWNER CURRENTLY HOLDS TITLE IN FEE SIMPLE TO EXISTING LOTS 2, 3, 4, AND 5-A, BLOCK 2, YUCCA ADDITION NO. 2, AS IDENTIFIED ON SHEET 2 OF THIS PLAT, SAID OWNER HEREBY DEDICATES THESE TRACTS AS PUBLIC STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.

Robert J. Perry, Chief Administrative Officer (Lots 2, 3, 4 & 5-A) Date 11/20
City of Albuquerque, A New Mexico Municipal Corporation
STATE OF NEW MEXICO } SS
COUNTY OF }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 20 2017
BY: Robert J. Perry, Chief Administrative Officer
City of Albuquerque, A New Mexico Municipal Corporation

BY: Josephine B. Silva
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-4-2021



Documents

1. PLAT FOR YUCCA ADDITION NO. 2 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1941, IN VOLUME 0, FOLIO 74.
2. PLAT FOR YUCCA ADDITION NO. 2 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 2, 1987, IN VOLUME C34, FOLIO 119.
3. TITLE COMMITMENT FOR LOT 1, BLOCK 2, YUCCA ADDITION, PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-24412 AND AN EFFECTIVE DATE OF AUGUST 25, 2016.
4. TITLE COMMITMENT FOR LOT 2, BLOCK 2, YUCCA ADDITION, PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-24413 AND AN EFFECTIVE DATE OF OCTOBER 16, 2015.
5. TITLE COMMITMENT FOR LOT 5-A, BLOCK 2, YUCCA ADDITION, PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-24416 AND AN EFFECTIVE DATE OF OCTOBER 19, 2016.
6. TITLE COMMITMENT FOR LOT 7-A, BLOCK 2, YUCCA ADDITION, PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-24415 AND AN EFFECTIVE DATE OF OCTOBER 19, 2016.
7. TITLE COMMITMENT FOR LOTS 3 AND 4, BLOCK 2, YUCCA ADDITION, PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-24414 AND AN EFFECTIVE DATE OF OCTOBER 19, 2016.

Free Consent & Dedication

THE SUBDIVISION HEREOF 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 AND UTILITIES AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREOF 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 TO THE DEED HEREBY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY 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 HEREOF TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Deborah L. McCullough Date 9/14/17
Deborah L. McCullough of K/O Debora L. Rue
Successor Co-Trustee
Joe Rue and Mary G. Rue Revocable Trust

Joseph B. Rue Date 9-14-17
Leonard S. Rue, Successor Co-Trustee
Joe Rue and Mary G. Rue Revocable Trust

STATE OF NEW MEXICO } SS
COUNTY OF }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 14 2017
BY: Deborah L. McCullough of K/O Debora L. Rue and Leonard S. Rue,
Successor Co-Trustees of the Joe Rue and Mary G. Rue Revocable Trust.

BY: Josephine B. Silva
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-15-20



**Plat for
Lots 1-A, 5-A-1 & 7-A-1,
Block 2, Yucca Addition No. 2
Being Comprised of
Lots 1-4, 5-A & 7-A, Block 2
Yucca Addition No. 2
City of Albuquerque
Bernalillo County, New Mexico
August 2017**

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 ("PSC"), a New Mexico corporation, (PNM Electric) for 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.

In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMG) did not warrant the accuracy of the property lines shown hereon. Consequently, PNM and MNGC do not warrant the accuracy of the property lines shown on this plat.

CARTESIAN SURVEYS INC.
P.O. BOX 4414 RIO RANCHO, N.M. 87174
Phone (505) 850-3050 Fax (505) 891-0244

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	123.47'	570.02'	123.22'	5 2509.31' E	
C2	76.89'	571.09'	74.25'	5 3537.17' E	
C3	95.99'	640.39'	93.04'	5 4457.05' E	
C4	161.44'	500.06'	191.10'	5 4703.56' W	
C5	24.23'	470.21'	237.17'	5 4425.25' W	
C6	48.36'	1620.12'	142.37'	5 4629.35' W	
C7	70.48'	2124.49'	154.02'	5 4203.27' E	
C8	190.77'	463.74'	233.913'	5 2929.30' E	
C9	24.88'	16.12'	8892911'	5 3144.18' W	
C10	66.13'	500.06'	734.38'	5 4824.01' W	
C11	101.31'	500.06'	1136.30'	5 3849.25' W	
C12	10.85'	571.09'	105.18'	5 3116.09' E	

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C13	17.87'	16.12'	633057'	5 1915.07' W	
C14	86.63'	453.74'	1119.05'	5 2139.22' E	
C15	27.18'	640.39'	222.95'	5 4607.25' E	
C16	29.81'	34.70'	4913.22'	5 2131.34' W	
C17	9.11'	640.39'	0.9853'	5 4830.10' E	
C18	0.89'	500.06'	0.0650'	5 5038.15' W	
C19	46.38'	640.39'	408.54'	5 4244.00' E	

Line #	Direction	Length (ft)
L1	S 79°00'59" W	5.56'
L2	S 31°57'20" E	2.83'
L3	S 16°28'56" E	15.02'
L4	S 14°52'20" E	3.56'
L5	N 14°50'46" W	25.00'
L6	N 75°02'24" E	3.51'
L7	N 18°57'26" W	10.29'
L8	N 131°12' W	18.15'
L9	S 74°18'50" W	4.28'
L10	N 74°52'07" E	23.78'
L11	N 75°07'22" E	31.21'
L12	N 4°07'26" E	7.07'
L13	S 48°52'34" E	10.00'
L14	N 4°07'26" E	7.08'

Central Avenue S.W.
(120° R/W)

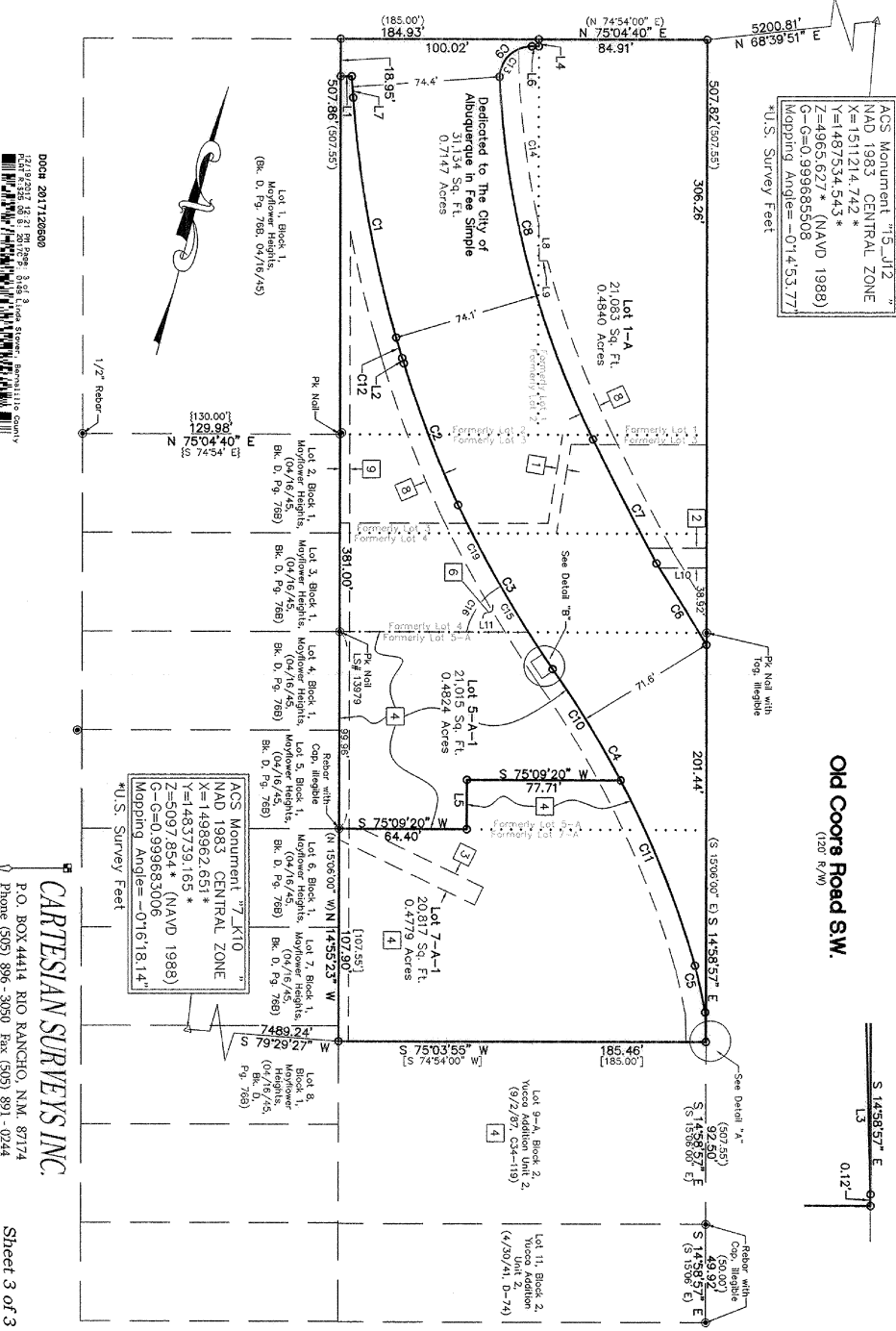
Detail "B"

BAR SCALE
SCALE: 1" = 40'

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- (4/20/41, D-74)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- (9/2/87, C34-119)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- (4/7/15, D-79)

FOUND MONUMENT AS INDICATED
SEE BARNET MARGER, S.S. 14271
SUNBELT SURVEYS, MOBILE



Easement & Restrictions Notes

- EXISTING 10' PNM & M&T EASEMENT (12/7/84, BK. 94-33, PG. 2883-2884)
- SEE PNM RELEASE FILED (7/3/17, DOC. NO. 2017064445)
- 10' NM GAS EASEMENT GRANTED WITH THE FLUNG OF THIS PLAT
- EXISTING 10' PNM & M&T EASEMENT (2/16/88, MISC. BK. 589A, PG. 423)
- EXISTING RECIPROCAL GROSS ACCESS EASEMENT BENEATH THE SOUTHERLY PORTION OF LOT 5-A-1, ALL OF LOT 7-A-1, AND ALL OF LOT 9-A AND TO BE MAINTAINED BY THE OWNERS OF SAID LOTS (12/2/87, MISC. BK. 583A, PG. 458)
- INTENTIONALLY OMITTED
- ACCESS EASEMENT FOR THE BENEFIT OF LOT 7-A-1 & 9-A, TO BE MAINTAINED BY THE OWNER OF LOT 5-A-1, GRANTED WITH THE FLUNG OF THIS PLAT
- PRE-HYPICANT EASEMENT GRANTED WITH THE FLUNG OF THIS PLAT
- UTILITY AUTHORITY WITH THE FLUNG OF THIS PLAT
- 10' P.U.E. GRANTED WITH THE FLUNG OF THIS PLAT
- 5' P.U.E. GRANTED WITH THE FLUNG OF THIS PLAT
- 9' P.U.E. GRANTED WITH THE FLUNG OF THIS PLAT

Plat for
Lots 1-A, 5-A-1 & 7-A-1,
Block 2, Yucca Addition No. 2
Being Comprised of
Lots 1-4, 5-A & 7-A, Block 2
Yucca Addition No. 2
City of Albuquerque
Bernalillo County, New Mexico
August 2017