

VICINITY MAP (K-14-Z) N.T.S.

SUBDIVISION DATA

Zone Atlas No: K-14-Z
 Gross Acreage: 0.0616 Acre ±
 Total No. of Existing Lots: Portion Four (4) lots
 Total No. of Proposed Lots: One (1)
 Total Mileage of Streets created: 0-
 Existing Zoning: SU-2, R-G
 U.P.C. No.: See Treasurer's Certificate Below
 Date of Survey: July 2017

DOCH 2018005585
 01/19/2018 12:21 PM Page: 1 of 2
 PLAT R: \$26.00 B: 2018C P: 0005 Linda Stover, Bernalillo County

PLAT OF
 LOT 13-A, BLOCK G
 PLAT OF THE
 ATLANTIC & PACIFIC ADDITION
 (BEING A REPLAT OF THE NORTH 27 FEET)
 (LOTS 13 THRU 16)
 SITUATE WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJ. SEC. 20, T.10N., R.3E., N.M.P.M.
 TO THE CITY OF
 ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2017

PROJECT NUMBER: 1011383

PLAT APPLICATION NUMBER: 17-DRB 70249

CITY APPROVALS:

Scott M. Richman P.S. 9/13/17
 CITY SURVEYOR DATE
Rogelio M. Mendez 9/27/17
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
Isidoro 9/27/17
 PARKS AND RECREATION DEPARTMENT DATE
Chris 01-16-18
 ABCWU DATE
Scott 10-11-17
 REAL PROPERTY DIVISION DATE
Renee Brucetti 9-27-17
 A.M.A.F.C.A. DATE
 CITY ENGINEER, ENGINEERING DIVISION DATE
ky 1-18-2018
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PURPOSE OF PLAT

The purpose and intent of this replat is to create One (1) lot from four (4) existing portions of lots.

SOLAR NOTE:

No property within the area of requested final action 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 this plat.

FREE CONSENT AND GRANT OF EASEMENT STATEMENT

Surveyed and replatted and now comprising Plat of Lot 13-A, Block lettered G, Plat of the Atlantic and Pacific Addition (Being a Replat of the North 27 Feet of Lots 13 thru 16), Situate within Town of Albuquerque Grant, Projected Sec., 20, T.10N., R.3E., N.M.P.M., to the City of Albuquerque, Bernalillo County, New Mexico. The undersigned owners and proprietors of the property described hereon do hereby consent to the platting of said property as shown hereon. Said owners and proprietors of the property described does hereby grant any and all easements existing and/or created by the plat. Said owners and proprietors warrant that they hold complete and indefeasible title in fee simple to the land replatted.

Owners and Proprietors
 Lot 13-A, Block G

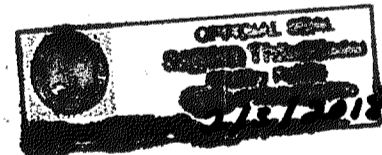
George C. Cotinola
Melanie M. Cotinola

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 9th day of September, 2017, before me a notary public in and for said County and State, personally appeared George C. Cotinola and by Melanie M. Cotinola, husband and wife, to me known to be the persons described and executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Shane M. Thibodeau
 Notary Public
Feb 3, 2018
 My Commission Expires



GENERAL NOTES/REFERENCES

- 1) Plat was compiled from a field survey and existing record.
- 2) Bearings as shown hereon are Grid Bearings based on City of Albuquerque Control Monuments Stamped "9-L13" (Central Zone NAD 83) Northing=1480911.429, Easting=1516927.103, Ground to Grid Factor=0.999684383, Delta Alpha Angle=-0°14'13.68".
- 3) Address of Lot 13-A, Block G: 711 Second Street S.W., Albuquerque, New Mexico, Bernalillo County 87102.
- 4) The site as hereon indicated is within Flood Zone X, per NFIP FIRM Panel 0334G, Bernalillo County, New Mexico, Panel 334 of 825, City of Albuquerque, Map Number 35001C0334G, Panel 0334, Suffix G, Map Revised September 26, 2008.
- 5) Unless otherwise indicated all property corners set on this survey were No. 4 rebar 18" in length with cap set flush with ground and stamped LS 11463 unless otherwise noted.
- 6) Warranty Deed-Joint Tenants Mary E. Sanchez to Frank E. Sanchez et ux, filed in the office of the Bernalillo County Clerk on the 13th day of November, 1945, Book 231, Page 32.
- 7) Warranty Deed American Door, LLC, a New Mexico Limited Liability Company, for consideration paid, grant(s) to George C. Cotinola and Melanie M. Cotinola, husband and wife whose address is P.O. Box 7385, Albuquerque, New Mexico 87102, per Warranty Deed recorded in the Office of the Bernalillo County Clerk on August 25, 2017, Doc# 2017082567.
- 8) Per owners no easements of record.
- 9) No property within the area of this 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 the plat.
- 10) City water and sewer service is available to property.

UTILITY COMPANY APPROVALS

Fernando Vizil 10-3-17
 PNM ELECTRIC SERVICES DIVISION DATE
QWEST 10/3/17
 NEW MEXICO GAS COMPANY DATE
QWEST CORPORATION d/b/a CENTURYLINK-QC 10/3/2017
 DATE
COMCAST 10/3/17
 DATE

PUBLIC UTILITY EASEMENTS

- Public Utility Easements shown on this plat are granted for the common and joint use of:
- 1) Public Service Company of New Mexico ("PNM"), a New Mexico corporation, PNM Electric for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures and related facilities reasonably necessary to provide electrical services.
 - 2) New Mexico Gas Company for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - 3) Qwest Communications d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 - 4) Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the 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 other structures adjacent to or near easements shown on this plat.

PNM DISCLAIMER

By 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 herein. Consequently, PNM, NMGC and QWEST do not waive or release and easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

LEGAL DESCRIPTION

A certain tract of land situate within the City of Albuquerque, New Mexico, Bernalillo County, Town of Albuquerque Grant, within Projected Section 19, Township 10 North, Range 3 East of the New Mexico Principal Meridian (N.M.P.M.) being and comprising the North Twenty-seven (27) Feet of Lots numbered Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) of The Atlantic and Pacific Addition, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on 24th day of April 1888, in Map Book C, Folio 545 as Document No. 60460; and being more particularly described as follows:

BEGINNING, for a tie, at the Southeast corner of the parcel herein set forth, being a point on the Westerly right-of-way line of Second Street S.W., from whence, a tie to A.C.S. Monument "9-L13" bears S.51°1'23"W., a distance of 4678.90 feet thence, leaving said Westerly right-of-way line of Second Street S.W., and running;

N.80°59'12"W., 99.90 feet to the Southwest corner of the parcel herein set forth, thence;

N.09°07'01"E., 26.87 feet to the Northwest corner of the parcel herein set forth, a point on the Southerly line of a 16 foot wide public alley, thence along said public alley as follows;

S.80°59'02"E., 100.03 feet along said Southerly line of a public alley to the Northeast corner of the parcel herein set forth, a point on said Westerly right-of-way line of Second Street S.W.; thence,

S.09°17'38"W., 26.87 feet along said Westerly right-of-way line of Second Street S.W., to the Southeast corner and point of beginning.

Said parcel contains a gross area of 0.0616 acre, more or less (2685.4 square feet).

TREASURER'S CERTIFICATE

This is to certify that the taxes are current and paid on: 2018

U.P.C. #: 1-014-057-193185-32606

Property owner(s) of record: COTINOLA GEORGE C & MELANIE M

Bernalillo County Treasurer's Office: George Stone

By: _____ Date: 1-19-18

For: _____

SURVEYOR'S CERTIFICATE

I, Anthony L. Harris, New Mexico Registered Professional Land Surveyor No. 11463, licensed and registered under the Laws of the State of New Mexico, do hereby certify that the plat was prepared under my direct supervision, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief and meets the Minimum Requirements of Land Surveys as set forth by the State of New Mexico.

Anthony L. Harris
 Anthony L. Harris, N.M.R.L.S. No. 11463 Date



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|--------------------|---------------------------------|
| DATE: 4-17-17 | DRAWN BY: R.H. |
| SHEET: 1 OF 2 | CHECKED BY: T.H. JOB NO. 17-417 |
| REVISIONS: 7-10-17 | REVISIONS: 8-31-17 |
| REVISIONS: | REVISIONS: |