

Vicinity Map - Zone Atlas F-17-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 36424 AND AN EFFECTIVE DATE OF FEBRUARY 12, 2018.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 20, 2002 IN BOOK 2002C, PAGE 418.

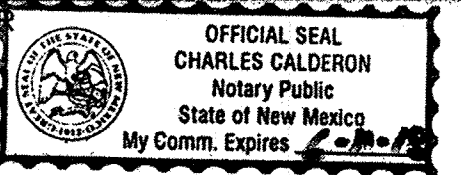
Legal Description

LOT A, AS SHOWN ON THE PLAT OF LOTS "A", "B", AND "C" FRIEDMAN SUBDIVISION SITUATE WITHIN ELENA GALLEGOS GRANT PROJ. SEC. 35, T.11N., R.3E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO RECORDED ON DECEMBER 20, 2002, IN THE RECORDS OF THE BERNALILLO COUNTY CLERK, BOOK 2002C, PAGE 418, AS DOCUMENT NUMBER 20021744466.

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.

Mark Friedman 5-21-18
 MARK FRIEDMAN, CO-MANAGER
 I & J INVESTMENTS, LLC



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st May, 2018.
 BY: MARK FRIEDMAN, CO-MANAGER, I & J INVESTMENTS, LLC

By: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6-11-18

Indexing Information

Projected Section 35, Township 11 North, Range 3 East,
 N.M.P.M. Elena Gallegos Grant
 Subdivision: Friedman Subdivision
 Owner: I & J Investments, LLC
 UPC # 101706141642110350

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....6.3130 ACRES
 ZONE ATLAS PAGE NO.....F-17-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....2
 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.....April 2018

Notes

- FIELD SURVEY PERFORMED IN APRIL 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999668643.

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 ERCTED 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:

- 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101706141642110350

PROPERTY OWNER OF RECORD
 I & J Investments LLC

BERNALILLO COUNTY TREASURER'S OFFICE
Patricia Jimmy 7.16.18

Plat for
 Lots A-1 and A-2
 Friedman Subdivision
 Being Comprised of
 Lot A, Friedman Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2018

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: 101523

Application Number: SD-2018-000011

Plat Approvals:

- [Signature]* 5-25-18
PNM Electric Services
- [Signature]* 6-29-18
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 5/25/18
New Mexico Gas Company
- [Signature]* 5/25/18
Comcast

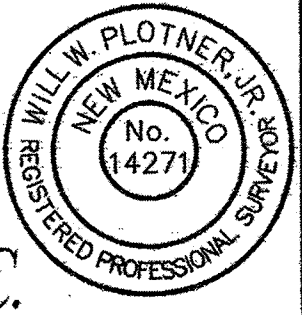
City Approvals:

- [Signature]* 5/21/18
Steven G. Rionberger P.S.
City Surveyor
- [Signature]* 06-20-18
Traffic Engineer
- [Signature]* 06-29-18
ABCWUA
- [Signature]* 6/20/18
Parks and Recreation Department
- [Signature]* 6/29/18
AMAFCA
- [Signature]* 6/20/18
City Engineer
- [Signature]* 7.16.2018
DRE Chairperson, Planning Department
- [Signature]* 6/20/18
Code Enforcement

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. 5/18/18
 Will Plotner Jr.
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

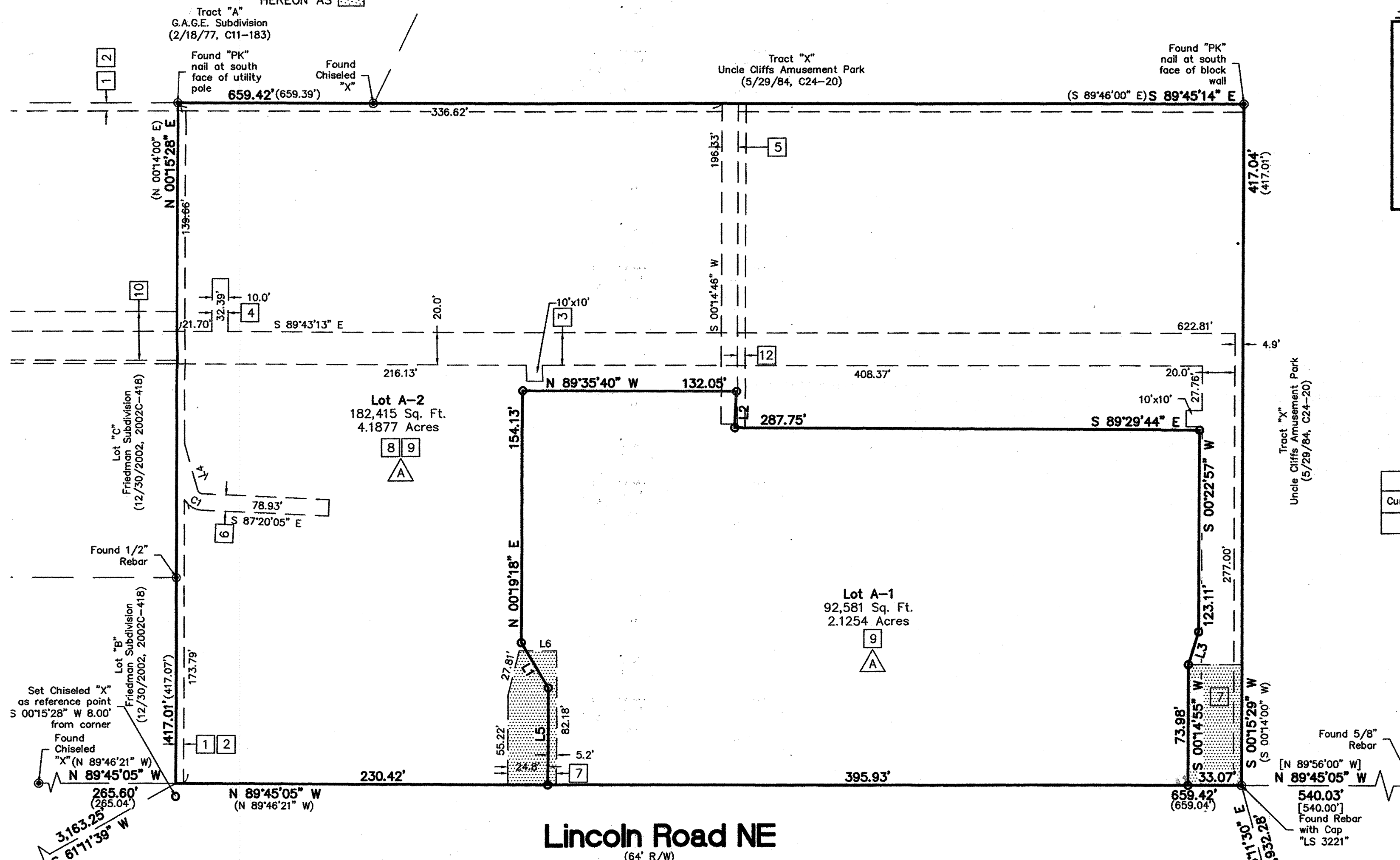
**Plat for
Lots A-1 and A-2
Friedman Subdivision
Being Comprised of
Lot A, Friedman Subdivision
City of Albuquerque
Bernalillo County, New Mexico
May 2018**

Easement Notes

- 1 EXISTING 5' & 10' PNM & M.S.T.&T. EASEMENT (04/11/1963, D688-601)
- 2 EXISTING 5' & 10' P.U.E. (12/30/2002, 2002C-418)
- 3 EXISTING PUBLIC WATERLINE EASEMENT (02/03/1987, 448A-551)
- 4 EXISTING 10' WATERLINE EASEMENT (12/30/2002, 2002C-418)
- 5 EXISTING 10' UNDERGROUND PNM EASEMENT (12/30/2002, 2002C-418 AND 09/22/2006, A124-3978)
- 6 EXISTING 10' UNDERGROUND PNM EASEMENT (12/30/2002, 2002C-418)
- 7 PRIVATE CROSS LOT ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BENEFIT AND TO BE MAINTAINED BY THE RESPECTIVE, INDIVIDUAL OWNERS OF LOT A-1 AND A-2. TO BE GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 8 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING LOT A-1 TO BE MAINTAINED BY THE OWNERS LOTS A-1 AND A-2, EXCLUDING BUILDING LOCATIONS TO BE GRANTED WITH THE FILING OF THIS PLAT
- 9 EXISTING PRIVATE DRAINAGE EASEMENT AGREEMENT BENEFITING TRACT X UNCLE CLIFFS AMUSEMENT PARK AND LOTS A-1 AND A-2 (10/29/90, BOOK 90-17, PG. 6734-6743 AS DOCUMENT 90083575)
- 10 PRIVATE CROSS LOT DRAINAGE EASEMENT AND 30' ACCESS EASEMENT BENEFITING LOTS A-1 AND A-2 FRIEDMAN SUBDIVISION, MAINTAINED BY THE OWNER OF LOT C BY PLAT (12/30/2002, 2002C-418)
- 11 INTENTIONALLY OMITTED
- 12 4.8' CENTURYLINK EASEMENT GRANTED BY THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/30/2002, 2002C-418)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (05/29/1984, C24-29)
	FOUND MONUMENT AS INDICATED
	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



Line #	Direction	Length (ft)
L1	N 30°45'10" W	32.41'
L2	S 02°23'26" W	22.46'
L3	S 17°28'29" W	21.08'
L4	N 15°47'15" W	29.11'
L5	N 00°14'51" E	59.41'
L6	N 89°45'14" W	23.18'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	12.58'	13.69'	52°39'07"	12.14'	S 58°13'02" E

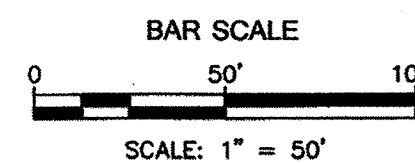
DOC# 2018061782
07/16/2018 01:23 PM Page: 2 of 2
PLAT R: \$25.00 B: 2018061782 P: 0082 Linda Stover, Bernalillo County

ACS Monument "I-25-18"
NAD 1983 CENTRAL ZONE
X=1535672.415*
Y=1505666.336*
Z=5128.34* (NAVD 1988)
G-G=0.999671141
Mapping Angle=-0°12'05.92"
*U.S. SURVEY FEET

Notes

LETTER FOR AUTHORIZATION FOR COMCAST TO INSTALL, OPERATE AND MAINTAIN COMCAST EQUIPMENT ACROSS BOTH LOTS DATED DECEMBER 16, 2011.

ACS Monument "9-F18"
NAD 1983 CENTRAL ZONE
X=1539870.687*
Y=1504358.281*
Z=5212.228* (NAVD 1988)
G-G=0.999666141
Mapping Angle=-0°11'36.74"
*U.S. SURVEY FEET



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