

VICINITY MAP No. H-12

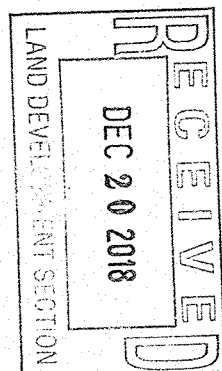
**LEGAL DESCRIPTION**

LOT NUMBERED EIGHT (8) AND NINE (9) OF THE ZICKERT ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 2, 1948 IN VOLUME C, FOLIO 97.

N.T.S.

DOC# 2018109716

12/19/2018 03:08 PM Page: 1 of 2  
 PLAT R: \$25.00 B: 2018C P: 0164 Linda Stover, Bernalillo County



**PLAT OF  
 LOTS 8-A AND 9-A  
 ZICKERT ADDITION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2018

PROJECT NUMBER: PR 2018-001295

APPLICATION NUMBER: SD 2018-00035

**UTILITY APPROVALS:**

*[Signature]* 12-12-18  
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
*[Signature]* 12/12/18  
 NEW MEXICO GAS COMPANY DATE  
*[Signature]* 12/12/2018  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
*[Signature]* 12/12/18  
 COMCAST DATE

**CITY APPROVALS:**

*[Signature]* 7/25/18  
 SORESI N. RISENHOOVER P.S. CITY SURVEYOR DATE  
 N/A  
 \*REAL PROPERTY DIVISION (CONDITIONAL) DATE  
 N/A  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
*[Signature]* 12/12/18  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
*[Signature]* 12-12-18  
 ABCWA DATE  
 N/A  
 PARKS AND RECREATION DEPARTMENT DATE  
*[Signature]* 12/13/18  
 AMAFCA DATE  
*[Signature]* 12-12-2018  
 CITY ENGINEER DATE  
*[Signature]* 12-19-2018  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
 Code Enforcement 12/12/18  
 Date

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS 8 AND 9 AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.0028 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: APRIL, 2016
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.

A: PLAT OF ZICKERT ADDITION  
 FILED: APRIL 2, 1948 IN VOLUME C, FOLIO 97

**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 D/B/A CENTURYLINK 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 poles, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]* 11-30-18  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 30th DAY OF November, 20 18.

BY: Ronald V. Garcia  
 OWNERS NAME

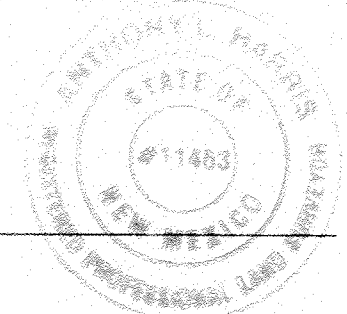
MY COMMISSION EXPIRES: 11-0-22 BY: *[Signature]*  
 NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 30th DAY OF November, 2018

OFFICIAL SEAL  
 NOTARY PUBLIC  
 Kimberly G. Mapp  
 ANTHONY L. HARRIS, P.S. # 11463  
 THE SURVEY OFFICE, LLC  
 STATE OF NEW MEXICO  
 833 LOMAS BOULEVARD, N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306



16-0076.DWG (APRIL, 2016)



# PLAT OF LOTS 8-A AND 9-A ZICKERT ADDITION

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2018

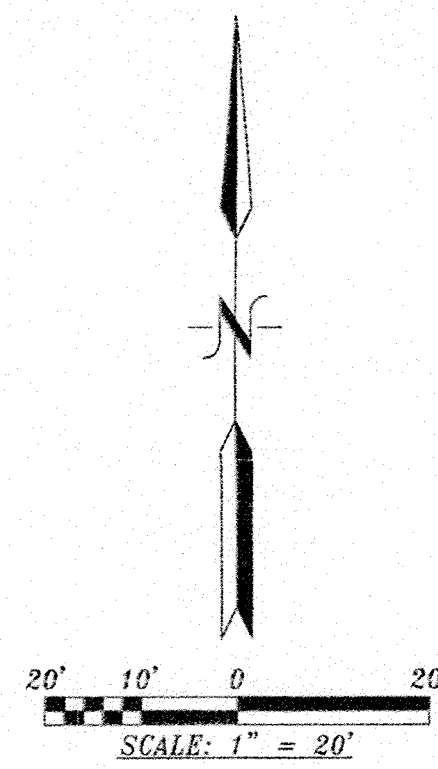
LOT 10  
ZICKERT ADDITION  
FILED: APRIL 2, 1948  
VOLUME C, FOLIO 97

ACS STATION "7-H13"  
N=1,495,777.837  
E=1,513,953.442  
GRD TO GRID=0.99968476  
 $\Delta\alpha = -00^{\circ} 14' 35.56''$   
CENTRAL ZONE, NAD 1983



NOTE: LOT 9-A SHALL NOT BE FURTHER SUBDIVIDED  
BY VARIANCE ACTION 18ZHE-80085

LOT 7  
ZICKERT ADDITION  
FILED: APRIL 2, 1948  
VOLUME C, FOLIO 97



TRACT 109A2  
M.R.G.C.D. MAP NO. 35

TRACT 109B  
M.R.G.C.D. MAP NO. 35

FND. NO 4  
REBAR

(N 03°50'00" E)  
(N 10°38'49" E)  
25.05'  
(25.00')

FND. NO 4  
REBAR  
N 83°46'00" W  
(N 89°08'00" W)

(N 08°53'00" E)  
(N 15°20'55" E)  
129.66'  
(129.66')

(S 89°08'00" E)  
(S 83°56'10" E)

186.04'

LOT 9-A  
0.8711 Ac.

OLD LOT LINE TO BE  
ELIMINATED BY THIS PLAT

LOT 8-A  
0.1318 Ac.

S 06°09'49" W  
66.21'

(272.40')  
272.40'

86.36'

153.80'  
(153.80')

66.56'

86.54'  
S 83°41'59" E

87.24'

S 06°00'26" W  
(N 00°52'00" W)

295.47'  
(295.54')

1208.45' (GROUND)  
S 89°40'22" E (GRID)