

VICINITY MAP No. L-19

**LEGAL DESCRIPTION**

LOT NUMBERED SIXTEEN-A (16-A) IN BLOCK NUMBERED EIGHT (8) OF THE PLAT OF LOT 16, BLOCK 8 CASAS SERENAS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 12, 2013 IN PLAT BOOK 2013C, PAGE 71.

TOGETHER WITH LOT NUMBERED SEVEN (7) AND THE NORTH TWENTY-FIVE FEET (N25') OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED EIGHT (8) OF CASAS SERENAS, A SUBDIVISION IN ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 13, 1946 IN VOLUME D, FOLIO 7.

**PLAT OF  
LOT 16-A-1, BLOCK 8  
CASAS SERENAS SUBDIVISION**

WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2018

PROJECT NUMBER: PP-2018-001433  
APPLICATION NUMBER: SP-2018-00062

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO	7-25-18
NEW MEXICO GAS COMPANY	7/23/18
QUEST CORPORATION D/B/A CENTURYLINK QC	7/23/18
COMCAST	7/27/18

**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 16-A-7 <sup>AL-#</sup> AND North 25' Lot 8 AND BLOCK 8 CASAS SERENAS SUBDIVISION INTO 1 LOT 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: 1.1622 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 2018
- 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 LOTS 5-A, BLOCK 8 CASAS SERENAS SUBDIVISION FILED: FEBRUARY 4, 2004 IN BOOK 2004C, PAGE 38
  - B: PLAT OF CASAS SERENAS SUBDIVISION FILED: MAY 13, 1946 IN VOLUME D, FOLIO 7
  - C: PLAT OF LOT 16-A BLOCK 8 CASAS SERENAS SUBDIVISION FILED 6-12-13 IN PLAT BOOK 2013C, PAGE 71.
- RECORD & MEASURED BEARINGS & DISTANCES MATCH

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

**CITY APPROVALS:**

JOHN M. RANHOVER P.S.	7/20/18
N/A	
REAL PROPERTY DIVISION (CONDITIONAL)	
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	
RANDY M. MITCHELL	8/15/18
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
THOMAS COOK	08-15-18
ABCIWA	
DAN ROBERT	8/15/18
PARKS AND RECREATION DEPARTMENT	
N/A	
AMAFCA	
RENÉE BRUNETTE	8/15/18
CITY ENGINEER	
LYNN	8-15-2018
DRB CHAIRPERSON, PLANNING DEPARTMENT	
	8/15/18
Code Enforcement	Date

**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.

Thanh Van Nguyen  
THANK VAN NGUYEN



ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 19th DAY OF July, 2018

BY: Thanh Nguyen  
OWNERS NAME

MY COMMISSION EXPIRES: 08-10-19 BY: Belinda Cavanaugh  
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 19th DAY OF July, 2018.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC  
353 LOMAS BOULEVARD, N.E.  
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

13-0183.DWG (MAY, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 7-019-056-2904341117 Parcel Above  
PROPERTY OWNER OF RECORD: New Mexico Vietnamese  
BERNALILLO CO. TREASURER'S OFFICE: George Stone

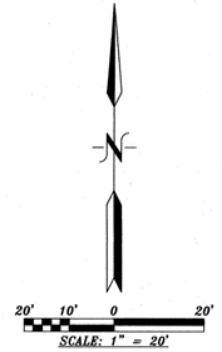
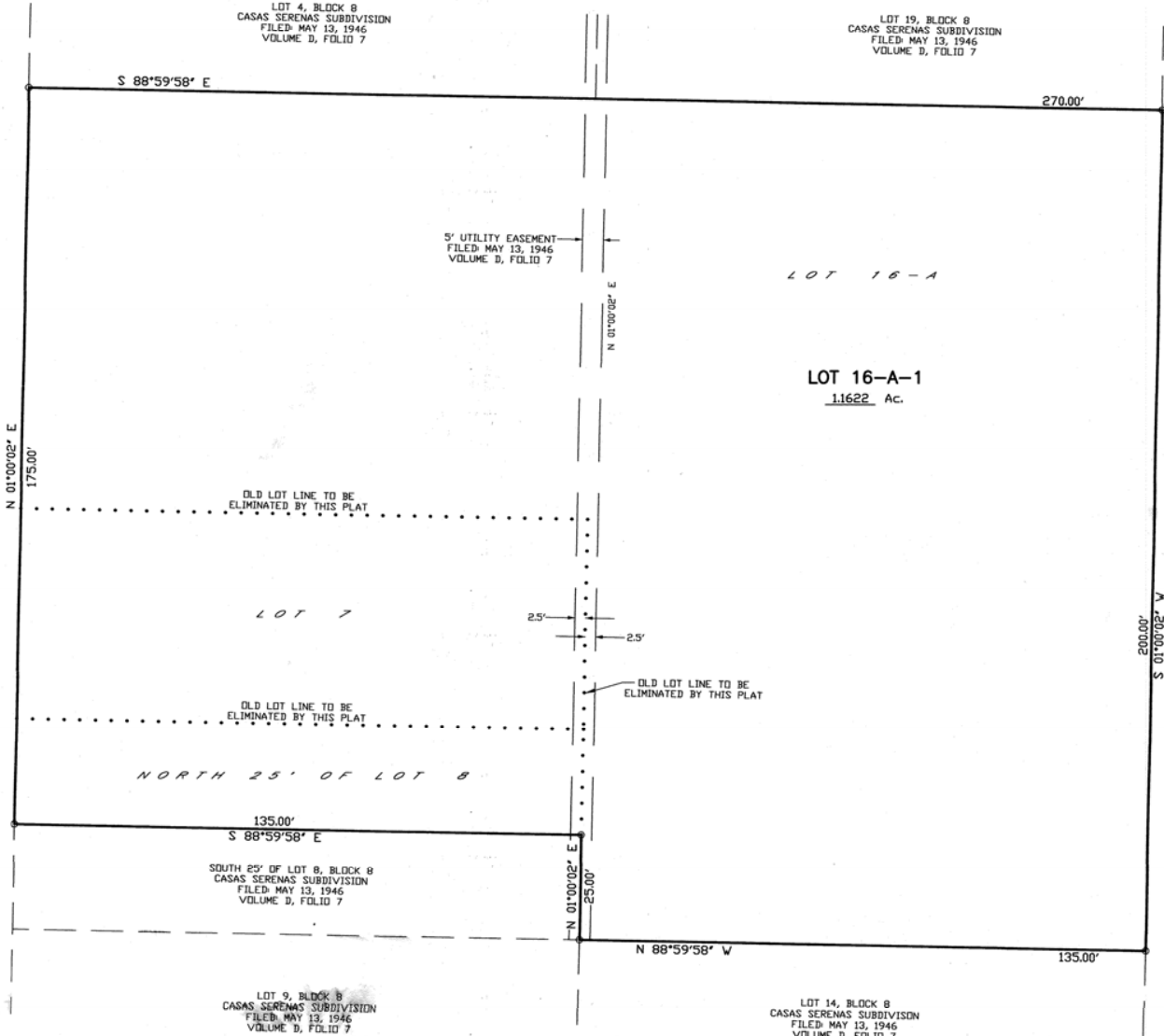
PLAT OF  
**LOT 16-A-1, BLOCK 8**  
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WITHIN  
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
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 JULY, 2018

ACS STATION "5-K20"  
 N=1,482,001.249 U.S. SURVEY FEET  
 E=1,553,259.684 U.S. SURVEY FEET  
 GRD TO GRID=0.999652832  
 $\Delta\alpha = -00^{\circ} 10' 02.59''$   
 CENTRAL ZONE, NAD 1983

PENNSYLVANIA STREET S.E.  
 50' R/W  
 2013C / 71

RHODE ISLAND STREET S.E.  
 50' R/W  
 2013C / 71



13-0183.DWG (MAY, 2013)

DOCH 2018071531  
 08/15/2018 01:12 pm Page: 2 of 2  
 PLAT # 325 00 8' 2018C.P. 0119 Linda Stover, Bernalillo County

THIS SURVEY OFFICE, LLC  
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 ALBUQUERQUE, NEW MEXICO 87102  
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