



LOCATION MAP K-14-Z

PURPOSE OF PLAT

1. To create Lot 11-A and 12-A-1 as shown hereon.
2. To vacate lot line as shown hereon.

SUBDIVISION DATA

1. DRB Case No.:
2. Project No.:
3. Zone Atlas Index No.: K-14-Z
4. Total Number of Lots created: 2
5. Total Number of existing Lots: 2
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 0.2554 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
"HUNING'S HIGHLAND ADDITION", (05-12-1887, D1-14)
"HUNING'S HIGHLAND ADDITION", (10-14-2015, 2015C-122)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed in August, 2018.
6. City of Albuquerque, New Mexico IDO Zone: R-1A
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 334 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
8. Title Report: None provided
9. Address: 218 and 222 High Street SE, Albuquerque, NM 87102

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101405750130214301, 10140575043064302
PROPERTY OWNER OF RECORD:
Sturac Amy e Ben
BERNALILLO COUNTY TREASURER'S OFFICE
Jionne Fallagas

DOC# 2019107569
12/17/2019 03:15 PM Page: 1 of 2
PLAT # 325 00 B 2019C P 0132 Linda Stover, Bernalillo County

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 11, BLOCK 42, HUNING'S HIGHLAND ADDITION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 12, 1887, in Volume D1, Folio 14, together with LOT 12-A, BLOCK 42, HUNING'S HIGHLAND ADDITION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 14, 2015, in Plat Book 2015C, Page 122, and containig 0.2554 acres more or less.

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.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

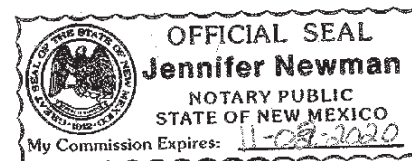
FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 11-A and 12-A-1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner:
Amy Sturge _____ 10/9/18
Amy Sturge and Ben Sturge Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 9 day of October, 2018, this instrument was acknowledged before me by Amy Sturge and Ben Sturge.

Jennifer Newman
Notary Public



PLAT OF
LOT 11-A & 12-A-1
BLOCK 42
HUNING'S HIGHLAND ADDITION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 20
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2018

PROJECT NUMBER: PR-2018-001541
Application Number: SD-2019-00130

PLAT APPROVAL

Utility Approvals:

[Signature] _____ 11-26-18
Public Service Company of New Mexico Date

[Signature] _____ 11/26/18
New Mexico Gas Company Date

[Signature] _____ 11-26-18
Qwest Corporation dba CenturyLink QC Date

[Signature] _____ 11/26/18
City Engineer Date

City Approvals:

[Signature] _____ P.S. 11/26/18
City Surveyor Date

[Signature] _____
Real Property Division Date

[Signature] _____ 11-20-19
Traffic Engineering, Transportation Division Date

[Signature] _____ 11-20-19
Albuquerque-Bernalillo County Water Utility Authority Date

[Signature] _____ 11-20-19
Parks and Recreation Department Date

[Signature] _____
AMAFCA Date

[Signature] _____ 11/20/19
City Engineer Date

[Signature] _____ 11-20-19
Code Enforcement Date

[Signature] _____ 11-20-19
DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest 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."

[Signature] _____ 10/01/2018
Timothy Aldrich, P.S. No. 7719 Date

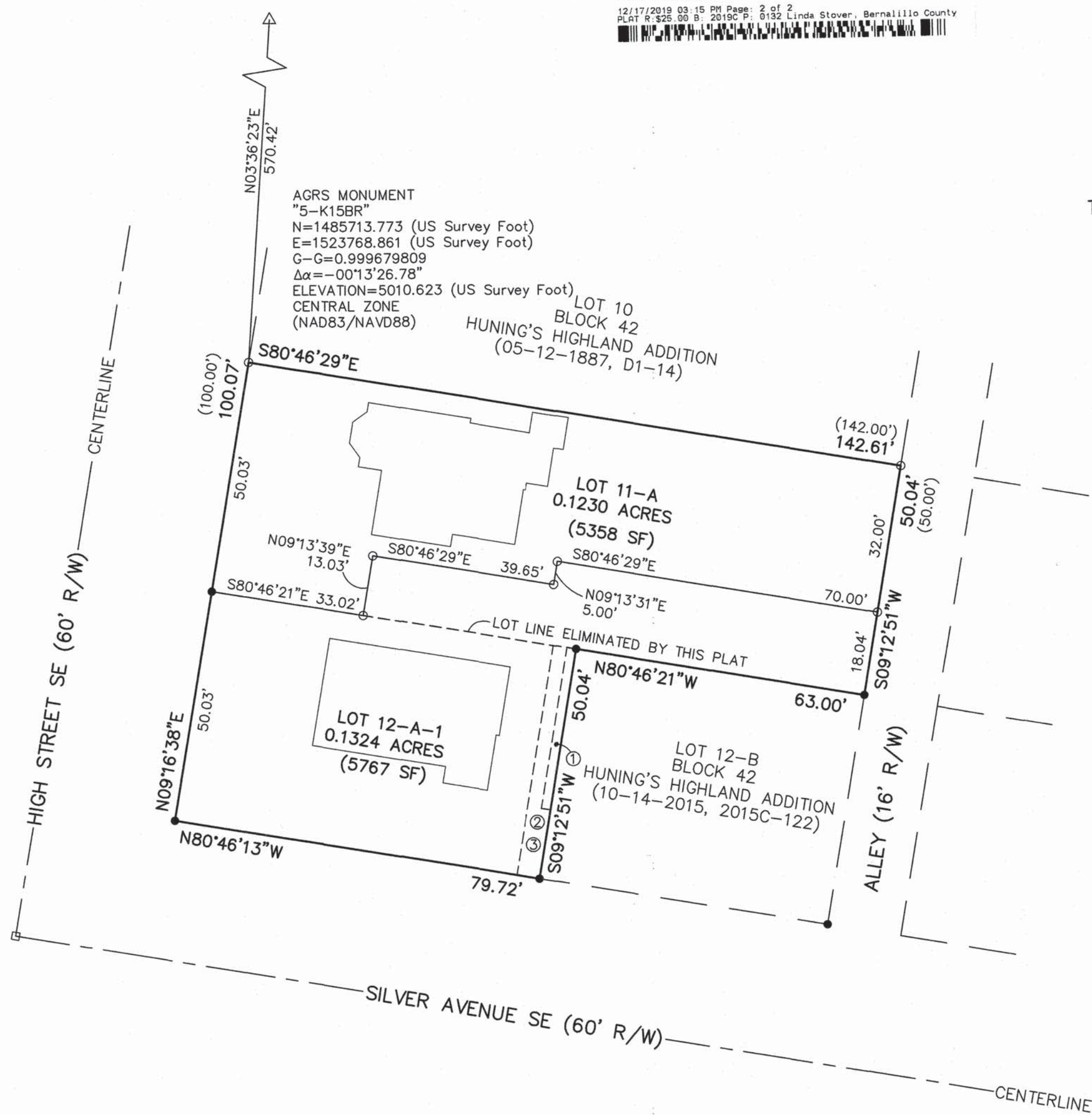
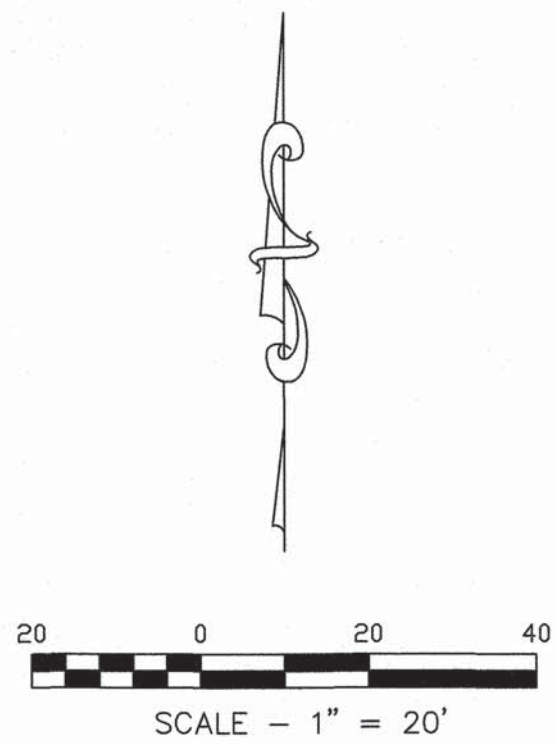


Drawn By:	TA	Date:	10-01-18
Checked By:	TA	Drawing Name:	14036PL3.DWG
Job No.:	14-036	Sheet:	1 of 2

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

DOCH 2019107569
 12/17/2019 03:15 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2019C P: 0132 Linda Stover, Bernalillo County

PLAT OF
 LOT 11-A & 12-A-1
 BLOCK 42
 HUNING'S HIGHLAND ADDITION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 20
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2018



- PROPERTY CORNERS
- FOUND 1/2" REBAR WITH CAP OR PK NAIL WITH TAG "ALS LS 7719" (TYPICAL)
 - SET 1/2" REBAR WITH CAP OR PK NAIL WITH TAG "ALS LS 7719" (TYPICAL)
 - FOUND BRASS SPIKE IN CONCRETE IN VALVE BOX - CL INTERSECTION

- EASEMENTS
- ① - 2' X 35' LANDSCAPE AND MAINTENANCE EASEMENT FOR THE BENEFIT OF LOT 12-B AND TO BE MAINTAINED BY LOT 12-A AND 12-B. (10-14-2015, 2015C-122)
 - ② - 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 12-B AND TO BE MAINTAINED BY THE OWNERS OF LOT 12-A AND 12-B. (10-14-2015, 2015C-122)
 - ③ - 5' PRIVATE SANITARY SEWER EASEMENT FOR THE JOINT BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOT 12-A AND 12-B. (10-14-2015, 2015C-122)

(GRANTED BY THIS PLAT)

THERE ARE EXISTING PRIVATE LINES PROVIDING WATER, SANITARY SEWER, GAS, ELECTRIC AND COMMUNICATIONS SERVICES TO LOT 11-A AND 12-A-1. ACCESS FOR MAINTENANCE AND REPAIR OF THESE LINES SHALL BE GRANTED BETWEEN THE OWNERS OF LOT 11-A AND 12-A-1 AND THEIR FUTURE HEIRS OR ASSIGNS. REPAIR AND MAINTENANCE OF SAID LINES SHALL BE THE RESPONSIBILITY OF THE LOT THAT THE RESPECTIVE LINE SERVES. ANY IMPROVEMENTS OR LANDSCAPING DAMAGED OR DESTROYED DURING SUCH REPAIR OR MAINTENANCE SHALL BE REPLACED OR REPAIRED BY SAID OWNER.

NOTE (10-14-2015, 2015C-122)

THERE ARE EXISTING PRIVATE LINES PROVIDING WATER, SANITARY SEWER, GAS, ELECTRIC AND COMMUNICATIONS SERVICES TO LOT 12-A AND 12-B. ACCESS FOR MAINTENANCE AND REPAIR OF THESE LINES SHALL BE GRANTED BETWEEN THE OWNERS OF LOT 12-A AND 12-B AND THEIR FUTURE HEIRS OR ASSIGNS. REPAIR AND MAINTENANCE OF SAID LINES SHALL BE THE RESPONSIBILITY OF THE LOT THAT THE RESPECTIVE LINE SERVES. ANY IMPROVEMENTS OR LANDSCAPING DAMAGED OR DESTROYED DURING SUCH REPAIR OR MAINTENANCE SHALL BE REPLACED OR REPAIRED BY SAID OWNER.

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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

2019C-132

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