

VICINITY MAP (L-21) NO SCALE



DOCH 2019039685

05/15/2019 11:23 AM Page: 1 of 2
PLAT R: \$25.00 B: 2019C P: 0046 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Five (5) in Block numbered Two (2), of RHODE'S SANDIA VISTA, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 24, 1950, in Volume D, Folio 87;
TOGETHER WITH:
Lot numbered Ten-A (10-A), in Block numbered Fourteen (14), of EAST CENTRAL BUSINESS ADDITION, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 24, 2007, in Plat Book 2007C, Page 237.

PLAT OF
LOT 10-A-1, BLOCK 14
EAST CENTRAL BUSINESS ADDITION
AND
LOT 5-A, BLOCK 2, RHODES SANDIA VISTA
WITHIN SECTION 28, T. 10 N., R. 4 E., NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NM
FEBRUARY 2019

PROJECT NUMBER: PR-2018-001596

Application Number: SD-2019-00052

Utility Company Approvals:

| | |
|--|----------------|
| | <u>3/4/19</u> |
| PNM Electric Service | Date |
| | <u>3/4/19</u> |
| New Mexico Gas Company | Date |
| | <u>3/5/19</u> |
| Qwest Corporation D/B/A Centurylink QC | Date |
| | <u>3/1/19</u> |
| Comcast | Date |
| | <u>2/22/19</u> |
| Tom N. Richardson P.S. | Date |

City Approvals:

| | |
|--------------------------------------|-----------------|
| | <u>2/22/19</u> |
| Tom N. Richardson P.S. | Date |
| <u>N/A</u> | |
| Real Property Division | Date |
| <u>N/A</u> | |
| Environmental Health Department | Date |
| | <u>4/24/19</u> |
| Ray M. M... | Date |
| | <u>03-06-19</u> |
| Kristi Cook | Date |
| <u>N/A</u> | |
| Parks and Recreation Department | Date |
| | <u>3/6/19</u> |
| Bradley L. B... | Date |
| | <u>3/6/19</u> |
| City Engineering/Hydrology | Date |
| <u>2 2</u> | |
| Code Enforcement | Date |
| | <u>4.24.19</u> |
| DRB Chairperson, Planning Department | Date |

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting lot line between two lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 this plat.

- An existing Five foot (5') Public Utility Easement as shown on plat of Rhode's Sandia Vista, recorded March 24, 1950 in Volume D, Folio 87.
- An existing Six foot (6') Public Utility Easement as shown on plat of East Central Business Addition, recorded July 15, 1945 in Volume D, Folio 12.
- Vacated Right-of-Way Skyline Road, NE, being an existing Sixty foot (60') Public & Private Utility Easement, Vacation Ordinance No. 143-1972, as shown on plat of Lots 1-A & 10-A, East Central Business Addition, recorded August 24, 2007 in Book 2007C, Page 237.

8. A PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER ALL OF LOTS 5-A AND 10-A-1, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS. MAINTENANCE OF SAID ACCESS AND PARKING EASEMENT SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID LOTS 5-A & 10-A-1.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 021 057 353 007 40201, 1 021 056 342 526 11201

PROPERTY OWNER OF RECORD:
JOHN W. & SUSAN L. DAUGHERTY

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. PR-2018-001596
- Zone Atlas Index No. L-21
- Gross acreage 0.5465 Ac.
- Existing number of lots 2
Replatted number of lots 2

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

2/22/19
John W. Daugherty Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO

COUNTY OF BERNALILLO
On this 22nd day of FEBRUARY, 2019, the foregoing instrument was acknowledged by:

John W. Daugherty
My Commission expires APRIL 2, 2019
Notary Public

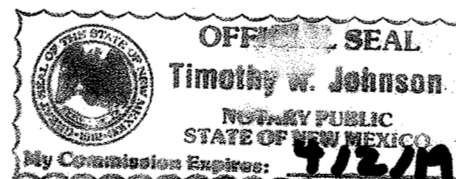


2/22/19
Susan L. Daugherty Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO

COUNTY OF BERNALILLO
On this 22nd day of FEBRUARY, 2019, the foregoing instrument was acknowledged by:

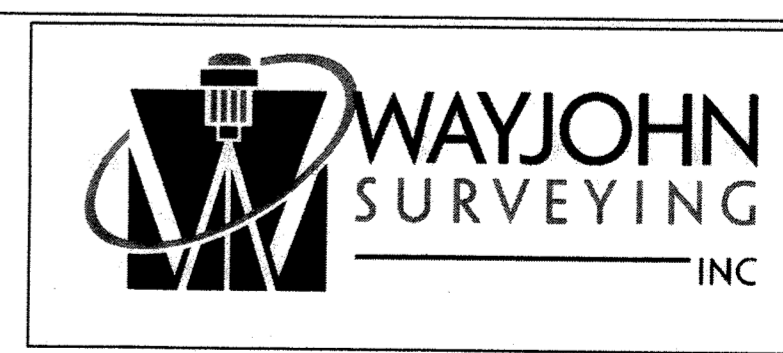
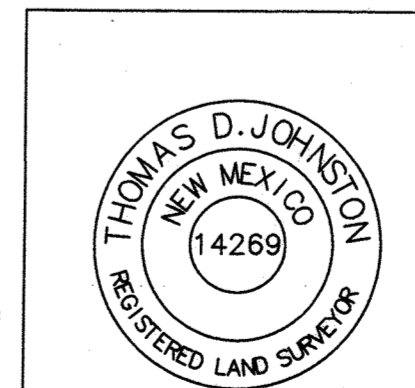
Susan L. Daugherty
My Commission expires APRIL 2, 2019
Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

2-11-19
Thomas D. Johnston, N.M.P.S. No. 14269 Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|--------------|-------------------------|-----------------------|
| INDEXING INFORMATION FOR COUNTY CLERK DAUGHERTY, JOHN W & SUSAN L | DRAWN: JTK | SCALE: 1" = 30' | FILE NO. SP-9-01-2018 |
| LOCATION: SECTION 28, T10N, R4E EAST CENTRAL BUSINESS ADDITION & RHODE'S SANDIA VISTA | CHECKED: TDJ | DRAWING NO. SP90118.DWG | SHEET 1 OF 2 |
| | | 04 FEB 2019 | |

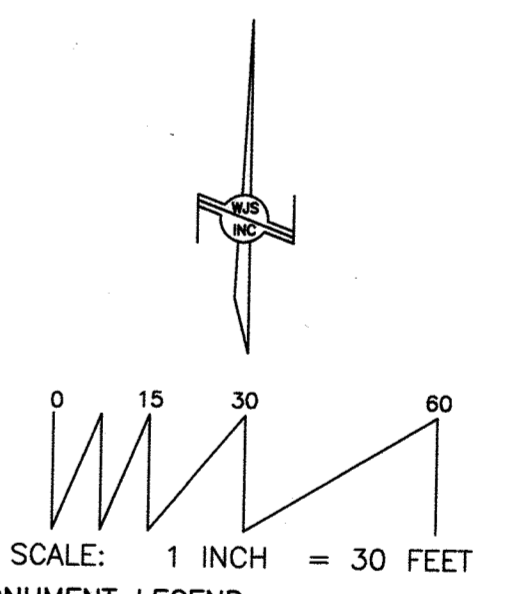
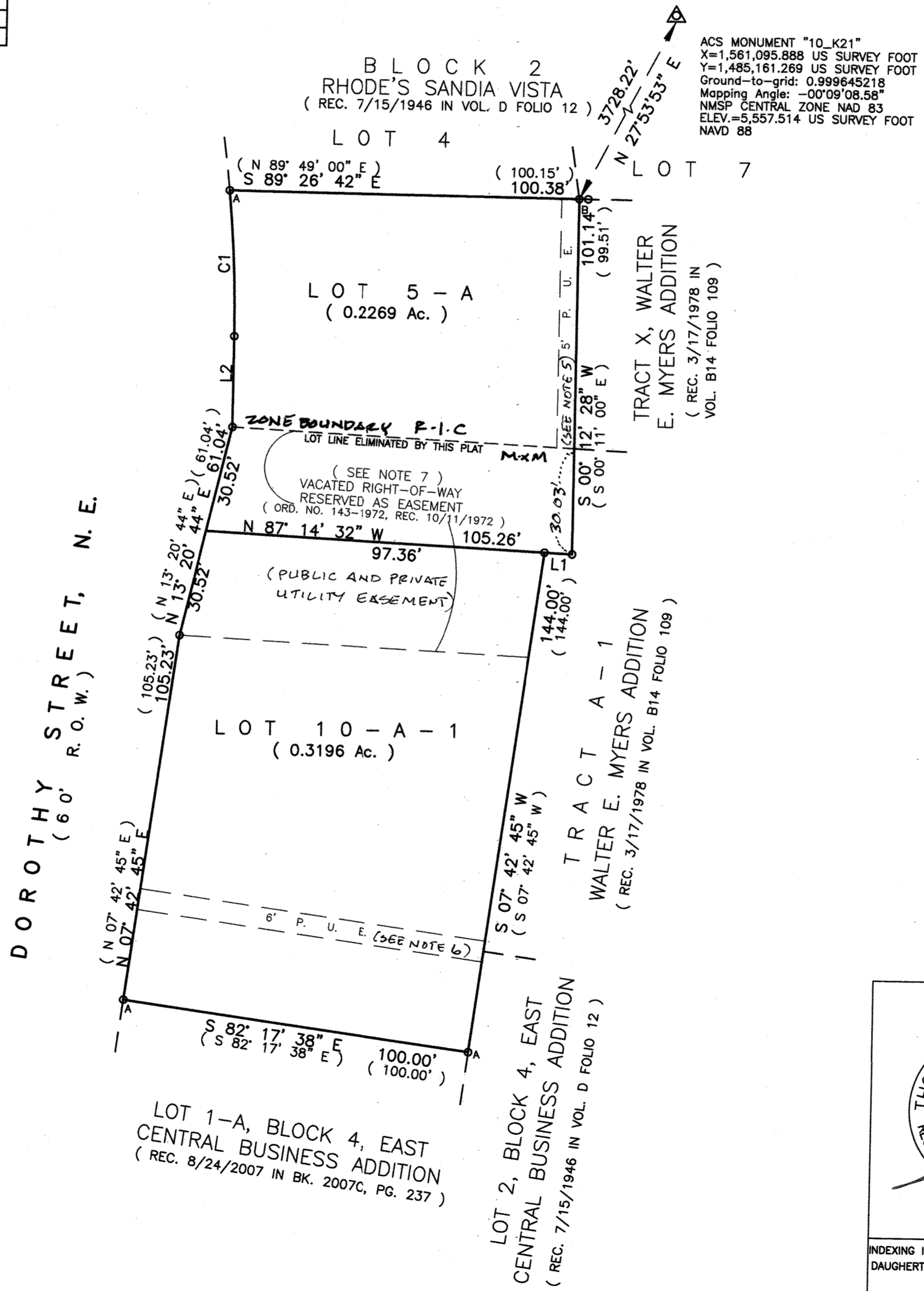
DOC# 2019039685
 05/15/2019 11:23 AM Page: 2 of 2
 PLAT # 25.00 B: 20190 P: 0046 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

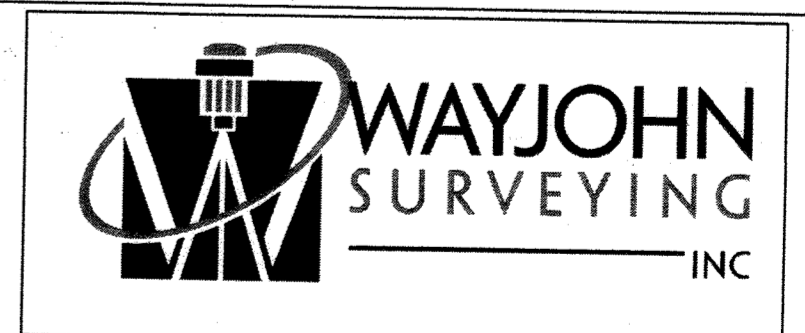
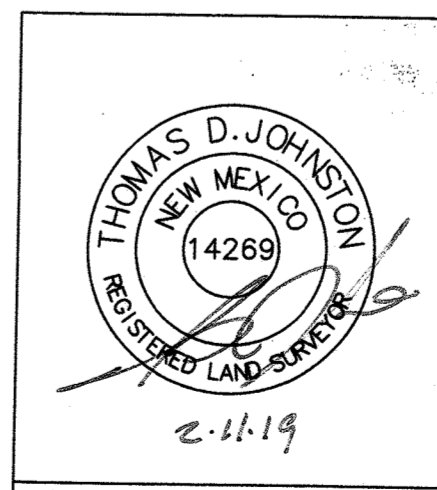
PLAT OF
 LOT 10-A-1, BLOCK 14
 EAST CENTRAL BUSINESS ADDITION
 AND
 LOT 5-A, BLOCK 2, RHODES SANDIA VISTA
 WITHIN SECTION 28, T. 10 N., R. 4 E., NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 FEBRUARY 2019

| CURVE INFORMATION | | | | |
|-------------------|---------|--------|---------------|-------------------------|
| CURVE NO. | RADIUS | LENGTH | CENTRAL ANGLE | CHORD |
| C1 | 400.00' | 41.56' | 05° 57' 10" | N 02° 49' 06" W, 41.54' |
| (C1) | 400.00' | 39.31' | -- | -- |

| LINE INFORMATION | | |
|------------------|-----------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | N 87° 14' 32" W | 7.90' |
| (L1) | N 87° 14' 32" W | 7.90' |
| L2 | N 00° 12' 28" E | 25.86' |
| (L2) | N 00° 11' 00" W | 25.86' |



MONUMENT LEGEND:
 o = FOUND/SET MONUMENT AS NOTED:
 A: FOUND #4 REBAR AND CAP "LS 11224"
 B: FOUND PK NAIL AND DISK (ILLEGIBLE)
 C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|----------------|-------------------------|-----------------------|
| INDEXING INFORMATION FOR COUNTY CLERK DAUGHERTY, JOHN W & SUSAN L | DRAWN: J T K | SCALE: 1" = 30' | FILE NO. SP-9-01-2018 |
| LOCATION: SECTION 28, T10N, R4E EAST CENTRAL BUSINESS ADDITION & RHODE'S SANDIA VISTA | CHECKED: T D J | DRAWING NO. SP90118.DWG | SHEET 2 OF 2 |
| | | DATE: 04 FEB 2019 | |