

Vicinity Map - Zone Atlas J-14-Z

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-22257 AND AN EFFECTIVE DATE OF AUGUST 27, 2015.
2. PLAT OF PERFECTO, MARIANO, AND JESUS ARMIJO ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 8, 1887 IN BOOK D, PAGE 116.
3. DEED TO MARY E. ROSE FOR LOT 82 AND THE WEST PORTION OF LOT 83 (4/13/1938, BOOK 154, PAGE 361)
4. DEED TO MARY E. ROSE FOR THE PORTIONS OF LOTS 83-86 (10/8/1963, BOOK D914, PAGE 103).

Solar Collection Note

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.

Indexing Information

Projected Section 17, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Armijo-Perfecto & Brothers Addition
 UPC # 101405807906231211 (Lot 82 & W'y 83)
 101405808506631210 (Lots N'y 84-86)
 Owner: Jeffery J. Rose or Karen A Rose Trust

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.2430 ACRES
 ZONE ATLAS PAGE NO.....J-9-Z
 NUMBER OF EXISTING LOTS.....5
 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.....0.0000 ACRES
 DATE OF SURVEY.....OCTOBER 2018

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID-CENTRAL ZONE)
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

A CERTAIN TRACT OF LAND COMPRISED OF LOT 82 AND PORTIONS OF 83 THRU 86 OF THE PERFECTO ARMIJO AND BROTHERS ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1887, IN BOOK D, PAGE 116 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHWEST OF SAID LOT 82, AND A POINT ON THE SOUTHERLY RIGHT OF WAY OF ROMA AVENUE NORTHWEST, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MON "12-J13", BEARS N 61°23'00" W, A DISTANCE OF 2502.72 FEET;

THENCE, COINCIDING SAID ROMA AVE NORTHWEST, S 88°43'13" E, A DISTANCE OF 125.06 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID LOT 86, ALSO BEING THE WESTERLY RIGHT OF WAY OF 7TH STREET NORTHWEST, MARKED BY BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID 7TH STREET NORTHWEST, S 01°49'52" W, A DISTANCE OF 57.67 FEET, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, AND TRAVERSING SAID LOTS 83, 84, 85, AND 86, N 89°41'40" W, A DISTANCE 86.09 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL AT TOP OF WALL;

THENCE, S 01°32'40" W, A DISTANCE OF 82.95 TO THE NORTHERLY RIGHT OF WAY OF THE 16 FOOT ALLEY, MARKED BY A 5/8" REBAR WITH FLAGGING;

THENCE, COINCIDING SAID 16 FOOT ALLEY, N 88°43'13" W, A DISTANCE OF 39.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID LOT 82, MARKED BY REBAR WITH CAP "LS 13979";

THENCE, LEAVING SAID CORNER, N 01°49'44" E, A DISTANCE OF 142.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2430 ACRES (10,583 SQ. FT.) MORE OR LESS.

Utility Approvals:

PNM Electric Services 10-26-18
 Qwest Corp. d/b/a CenturyLink QC 10-29-2018
 New Mexico Gas Company 10/26/18
 Comcast 10/26/18

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101405807906231211
101405808506631210

PROPERTY OWNER OF RECORD
Rose Jeffery J. & Rose Karen A
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lots 82-A & 83-A, Block 7
 Perfecto Armijo & Brothers Addition**

Being Comprised of
 Lot 82 and Portions of Lots 83 thru 86
 Perfecto Armijo & Brothers Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2018

Approved and Accepted by:

Project Number: PR-2018-001701

Application Number: SD-2018-00096

City Approvals:

Jason M. Rimbauer P.S. 10/24/18
 City Surveyor
Rogund M. ... 10/24/18
 Traffic Engineer
Christy ... 10-24-18
 ABCWJA
 N/A
 Parks and Recreation Department
Diode ... 10/29/18
 AMAFCA
James D. ... 10-24-2018
 City Engineer
Jay ... 10-30-2018
 DRB Chairperson, Planning Department
 N/A
 Real Property Division
22 10/24/18
 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. 10/26/18
 Will Plotner Jr.
 N.M.R.P.S. No. 14271
 CSI-CARTESIAN SURVEYS INC.



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 Being Comprised of
 Lot 82 and Portions of Lots 83 thru 86
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 Bernalillo County, New Mexico
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Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (07/08/1887, D-116)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "12-J13"
 NAD 1983 CENTRAL ZONE
 X=1517168.92 *
 Y=1489275.084 *
 Z=4957.502 * (NAVD 1988)
 G-G=0.999684167
 Mapping Angle=-0°14'12.73"
 *U.S. SURVEY FEET

ACS Monument "17-J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 *U.S. SURVEY FEET

Public Utility Easements

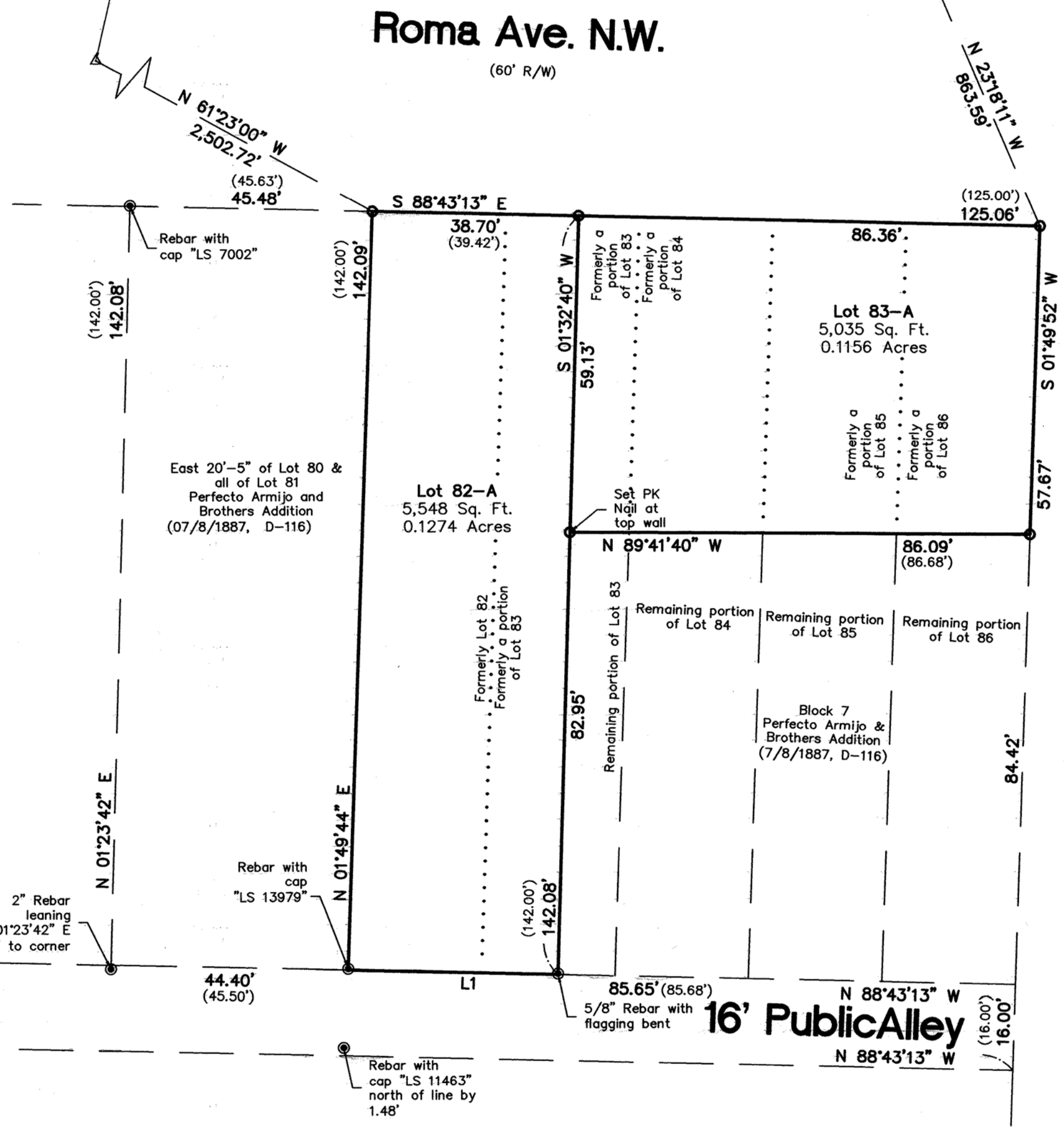
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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 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.
- 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.

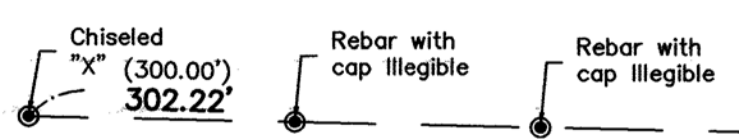
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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 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

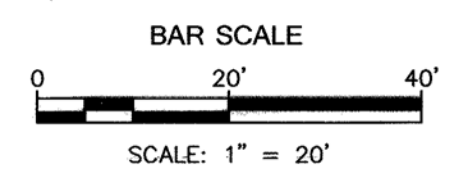
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



Line Table		
Line #	Direction	Length (ft)
L1	N 88°43'13" W	39.40' (39.42')



7th St. N.W.
(60' R/W)



CSI-CARTESIAN SURVEYS INC.

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

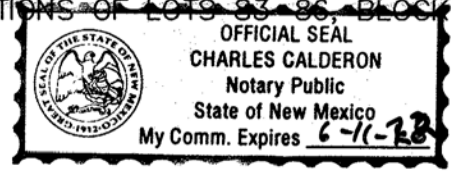
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October 2018

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.

Jeffrey J. Rose
JEFFREY J. ROSE, OWNER, PORTIONS OF LOTS 83-86, BLOCK 7 DATE 10-29-2018

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 29th, 2018
BY: JEFFREY J. ROSE, OWNER, PORTIONS OF LOTS 83-86, BLOCK 7

By: *Charles Calderon*
NOTARY PUBLIC

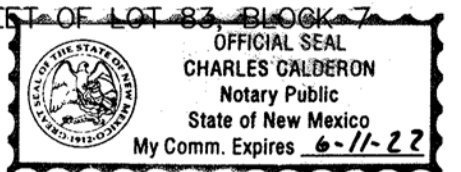
MY COMMISSION EXPIRES June 11, 2022

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Jerri Rose
JERRI ROSE, TRUSTEE OF THE KAREN A. ROSE REVOCABLE TRUST DATE 10-29-18
LOT 82 AND THE WEST 14'5" FEET OF LOT 83, BLOCK 7

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



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BY: JERRI ROSE, TRUSTEE, KAREN A. ROSE REVOCABLE TRUST
LOT 82 AND THE WEST 14'5" FEET OF LOT 83, BLOCK 7

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