

VICINITY MAP
not to scale

ZONE ATLAS MAP
G-12-Z

PURPOSE:
The purpose of this plat is to divide an existing lot and tract into four (4) new lots.

- NOTES:**
- The basis of bearings is the east line of the subject property as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
 - Bearings and distances shown in () are per the plat of Shamrock Addition, and MRGCD Map 34, City of 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 December 7, 1971, Volume B6, Folio 48.
 - Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Shamrock addition filed December 7, 1971, Volume B6, Folio 48.
 - MRGCD Map 34
 - Stewart Title of Albuquerque Commitment File No. 01147-45308.
 - Special Warranty Deed recorded 7/23/2018, Doc. No. 2018064187
 - Grant of Easement recorded 7/26/1961 in Bk. 604, Pg.319.
 - These properties are located in Zone X, areas protected by levees from 1% annual chance flood, per FEMA Flood Insurance Rate Map 35001C0331H, effective date 08/16/2012, as shown on this plat.
 - All easements of record are shown hereon.

FREE CONSENT:
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and do hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by _____
Tim Nisly for Nisly Homes, LLC Date _____

ACKNOWLEDGEMENT

State of New Mexico
County of _____ SS

Acknowledged before me this _____ day of _____, 2018 by _____

Tim Nisly

Notary Public
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

10-15-2018
Date

LEGAL DESCRIPTION

Lot 2 of Shamrock Addition as the same is shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on December 7, 1971 in Volume B6, Folio 48.
and
Tract 101-C, MRGCD Map No. 34
both together being more particularly described as follows:

BEGINNING at the southeast corner of the property herein described, being a point on the northerly right-of-way line of Matthew Avenue NW;
RUNNING THENCE along said northerly right-of-way line N71°10'16"W, 44.05 feet;
THENCE continuing along said northerly right-of-way line N58°09'16"W, 51.13 feet;
THENCE leaving said northerly right-of-way line N15°50'14"E, 90.65 feet to a point on the southerly boundary line of Rancho Alegre Subdivision (recorded September 29, 1945 in Book D, Page 79);
THENCE along said southerly boundary line S80°20'04"E, 92.75 feet;
THENCE S15°23'09"W, 117.02 feet to the Point of Beginning.

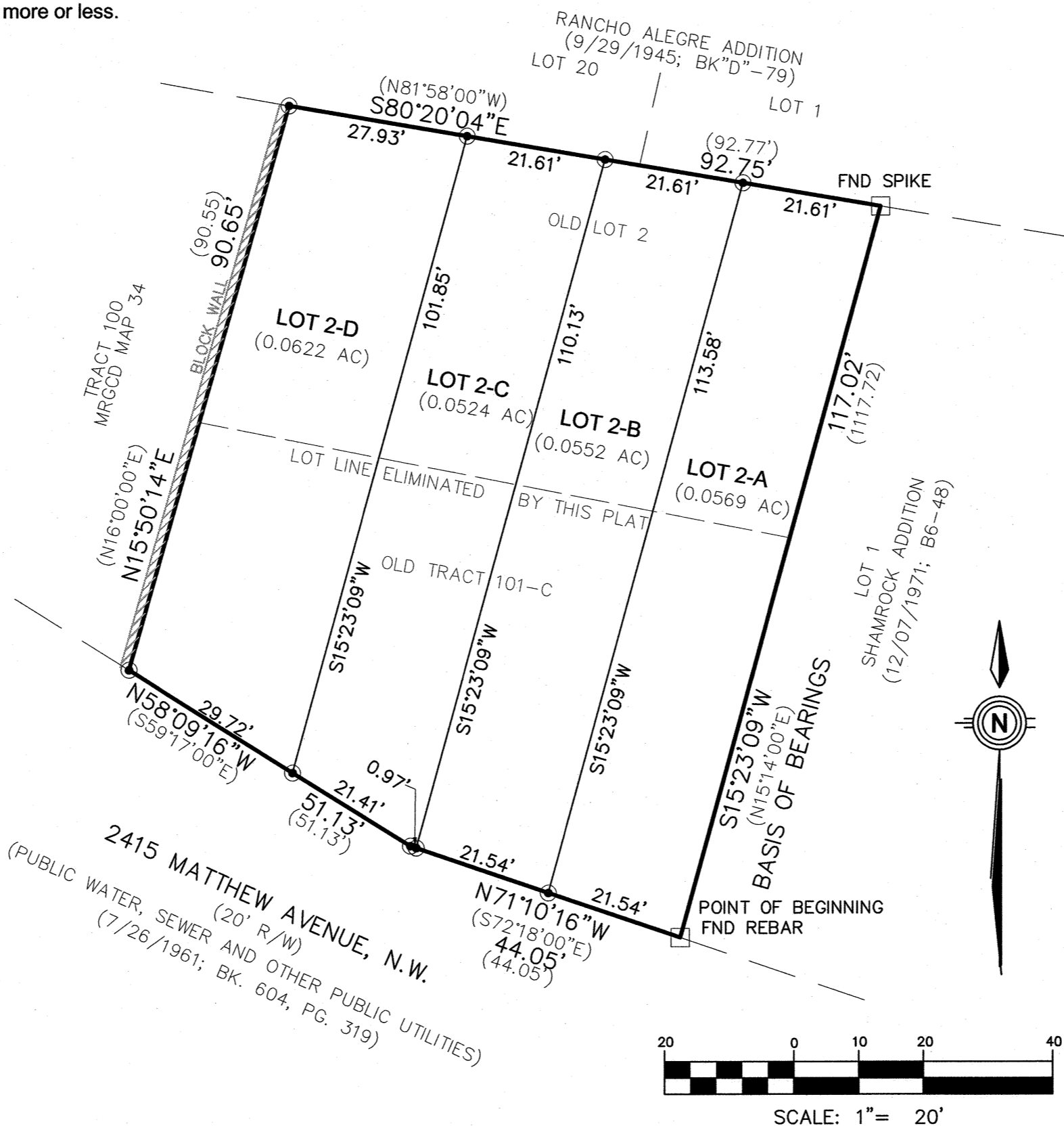
Contains 0.2267 acres, more or less.

SOLAR NOTE:

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 the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

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.



SKETCH PLAT
LOTS 2-A THRU 2-D
SHAMROCK ADDITION

BEING A REPLAT OF LOT 2, SHAMROCK ADDITION AND TRACT 101-C, MRGCD MAP 34 SITUATE WITHIN TOWN OF ALBUQUERQUE PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2018

SITE DATA:

FEMA Map Number	35001C0142H
Zoning	R
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	2
No. of Existing Tracts	0
No. of Lots Created	4
No. of Tracts Created	0
Total Area	0.2267 acres
Acres of Dedicated Right-of-Way	0.000 acres

Project Number: _____
Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM	_____	date
New Mexico Gas Company	_____	date
Qwest Corporation dba Century Link QC	_____	date
Comcast	_____	date
MRGCD	_____	date

MIDDLE RIO GRANDE CONSERVANCY DISTRICT:
Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-ways, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said district is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

Approved _____ Date _____

CITY APPROVALS

City Surveyor	_____	date
Parks & Recreation Department	_____	date
City Engineer	_____	date
AMAFCA	_____	date
ABCWUA	_____	date
Traffic Engineer, Transportation Department	_____	date
Environmental Health Department	_____	date
Code Enforcement	_____	date
DRB Chair, Planning Department	_____	date

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

LOT 2 SHAMROCK ADDITION AND TRACT 101-C MRGCD MAP 34
UPC # 101206048008040210
Bernalillo County Treasurer's Office: by: _____ Date: _____

INFO FOR COUNTY CLERK:

OWNER: NISLY HOMES, LLC
PROPERTY: LOT 2 SHAMROCK ADDITION AND TRACT 101-C MRGCD MAP 34
LOCATION: PROJECTED S1, T10N, R2E, NMPM
UPC # 101206048008040210

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

SKETCH PLAT
LOTS 2-A THRU 2-D
SHAMROCK ADDITION

DWG PATH: F:\CERTS\SUBD\SHAMROCK ADDITION\LOT 2 AND 101C (ROS).dwg
GPS
Microsurvey 2018
DATE: 10/10/2018
SCALE: 1"=20'
CREW: X
DRAWN: SLN
JOB NO: N944-01-600

Community Sciences Corporation
LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897-0000