

Plat of
Tract A-1
Lands of Zesiger

Town of Albuquerque Grant Projected
Section 7, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
October 2018

Project No. PR-2018-001748

Application No. SD-2018-00039

Utility Approvals

PNM [Signature] 12-12-18
DATE
NEW MEXICO GAS COMPANY [Signature] 12/12/18
DATE
QUEST CORPORATION D/B/A CENTURYLINK QC [Signature] 12/12/2018
DATE
COMCAST [Signature] 12/12/18
DATE

City Approvals

Foren M. Rosenhouse PS. 12/19/18
CITY SURVEYOR
[Signature] 3/25/19
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT
[Signature] 02-26-19
A.B.C.W.U.A.
N/A
PARKS AND RECREATION DEPARTMENT
[Signature] 3/20/19
AMAFCA
Renee Brissette 2/20/19
CITY ENGINEER
[Signature] 3-20-2019
DRP CHAIRPERSON, PLANNING DEPARTMENT
[Signature] 2/20/19
DATE
CODE ENFORCEMENT [Signature] 2/20/19
DATE

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS A AND B, LANDS OF ZESIGER AS THE SAME ARE DESIGNATED ON THE WARRANTY DEED THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 29, 1988 IN DEED BOOK D350A, PAGE 413, AS DOCUMENT NUMBER 89115127, TOGETHER WITH TRACT 223-E-4 M.R.G.C.D. PROPERTY MAP NO. 35, AS THE SAME IS DESIGNATED ON THE OUTCLAIM DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON FEBRUARY 27, 2018 AS DOCUMENT NUMBER 2018017758, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD-83, CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W. AND THE SOUTH RIGHT OF WAY LINE OF LILAC AVENUE, N.W., FROM WHENCE A TIE TO A.R.G.S. MONUMENT "B-113" BEARS N 20°20'53" W, A DISTANCE OF 260.73 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, N 86°57'36" E, A DISTANCE OF 131.27 FEET TO THE NORTH-EAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 3 REBAR;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 08°40'54" E, A DISTANCE OF 74.10 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 81°23'36" W, A DISTANCE OF 25.44 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 17°29'24" E, A DISTANCE OF 23.75 FEET TO THE SOUTH-EAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 81°09'41" W, A DISTANCE OF 80.94 FEET TO THE SOUTH-WEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W.;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 28°07'35" W, A DISTANCE OF 46.12 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 17°29'24" W, A DISTANCE OF 40.21 FEET TO AN ANGLE POINT;

THENCE N 21°46'24" W, A DISTANCE OF 28.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2687 ACRES (11,706 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACT A-1, LANDS OF ZESIGER

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNER EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND FOR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS HIS FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

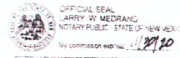
SAID OWNER DOES HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature] 12-30-18
ESTHER ELIZONDO DATE

[Signature] 12-30-18
HENRY ELIZONDO DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

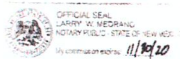


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF OCTOBER 2018 BY HENRY ELIZONDO

BY [Signature] MY COMMISSION EXPIRES: NOV. 30, 2020
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF OCTOBER 2018 BY ESTHER ELIZONDO

BY [Signature] MY COMMISSION EXPIRES: NOV. 30, 2020
NOTARY PUBLIC

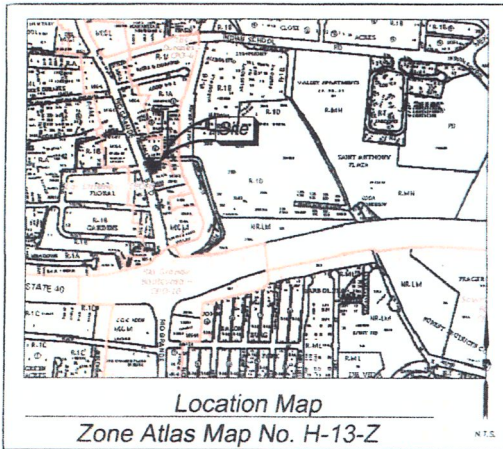
Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 12/30/18
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993



DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION
WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC & REBAR LOCATED PROPERTY OWNER OF RECORD: LANDS OF ZESIGER BERNALILLO COUNTY TREASURER'S OFFICE DONALD MORALES 3-29-19

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.2687 ACRES±
ZONE ATLAS INDEX NO.: H-13-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 23, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING THREE TRACTS INTO ONE NEW TRACT, AND TO DEDICATE ADDITIONAL RIGHT OF WAY FOR STREET PURPOSES

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QUEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QUEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO DO NOT MAKE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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. QUEST 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 WITHIN THE EASEMENT CHANGE, REMOVE, REPAIR, MODIFY, REPAIR, 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 GRANTEE 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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.

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION			PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD	LAND GRANT	TOWNSHIP	RANGE	MERIDIAN	PROPERTY OWNER	PRECISION SURVEYS, INC.		CREW/TECH: MT	DATE OF SURVEY: 08/23/2018
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD83 ROTATION ANGLE: 0° 00' 00.00" MATCHED DRAWING LINES: YES BASE POINT FOR SCALING AND/OR ROTATION: N E = 0 DISTANCE ANNOTATION: GROUND LEAVING ANNOTATION: GRID ELEVATION TRANSFORM: ±0.00' ELEVATIONS VALID: NO			SECTION 7	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME: LANDS OF ZESIGER		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	DRAWN BY: JK	CHECKED BY: LM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153689 GROUND TO GRID: 0.9996847305			CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101305910521532318	UPC 101305910522032320	LARRY W. MEDRANO REGISTERED PROFESSIONAL SURVEYOR 11993		PSI JOB NO. 181133P	SHEET NUMBER 1 OF 2

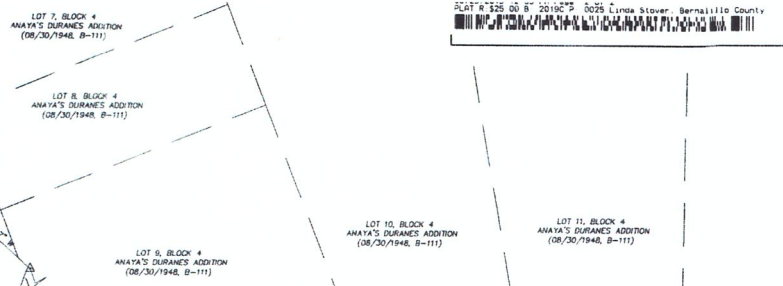
Lands of Zesiger

Town of Albuquerque Grant Projected
Section 7, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
January 2019

Lilac San Venito Road, N.W.
(50' PUBLIC R.O.W.)

A.G.R.S. MONUMENT "7_H13"
STANDARD C.I.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,495,777.237 US SURVEY FEET
E=1,513,853.442 US SURVEY FEET
PUBLISHED EL.=4964.364 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99984791
DELTA ALPHA ANGLE=-074°33'55"

A.G.R.S. MONUMENT "8_H13"
STANDARD C.I.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,495,028.484 US SURVEY FEET
E=1,514,346.572 US SURVEY FEET
PUBLISHED EL.=4963.148 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99984791
DELTA ALPHA ANGLE=-074°32'28"

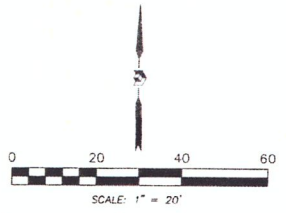


Lilac Avenue, N.W.
(40' PUBLIC R.O.W.)

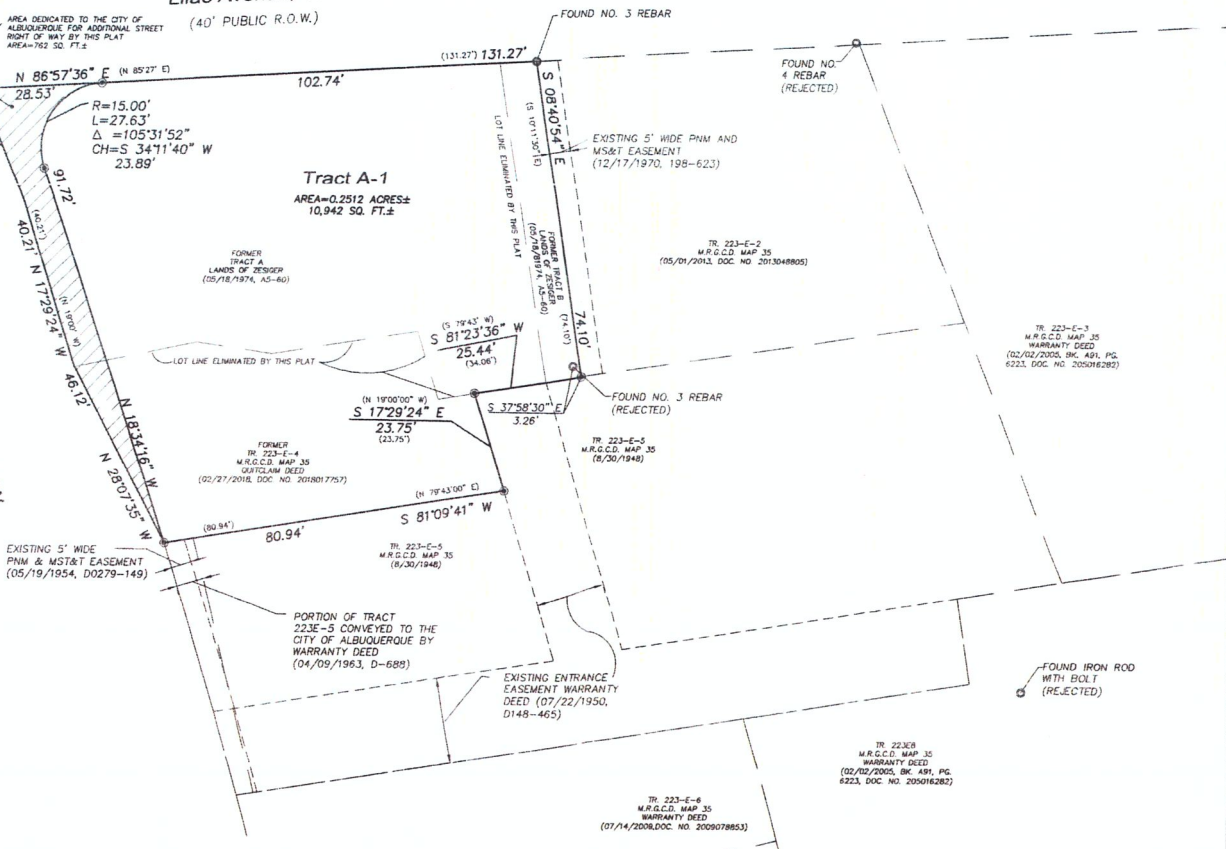
Lilac Avenue, N.W.
(40' PUBLIC R.O.W.)

Rio Grande Boulevard, N.W.
(80' PUBLIC R.O.W.)

Tract A-1
AREA=0.2512 ACRES±
10,942 SQ. FT.±



Legend	
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT	PROPERTY OWNER HENRY AND ESTHER ELIZONDO				PRECISION SURVEYS, INC.		CREW/TECH: MT	DATE OF SURVEY 08/23/2018	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	NOTATION ANGLE: 0° 00' 00" YES	MATCHES DRAWING UNITS	SECTION 7	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME LANDS OF ZESIGER	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	DRAWN BY: JK	CHECKED BY: LM		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101305910521532318	UPC 101305910522032320	505.856.5700 PHONE	PSI JOB NO 181133P	SHEET NUMBER 2 OF 2	
COMBINED SCALE FACTOR: GROUND TO GROUND: 1.0003153689				BEARING ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO			505.856.7900 FAX				

SCALE: 1" = 20'