

Vicinity Map - Zone Atlas J-14-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000045337 AND AN EFFECTIVE DATE OF JULY 23, 2018.
- PLAT OF THE DURAN AND ALEXANDER ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 1916 IN BOOK B2, PAGE 46.
- PLAT OF J.F. GIRARD ADDITION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON APRIL 5, 1909 IN BOOK C, PAGE 12.
- PLAT OF THE DURAN AND ALEXANDER ADDITION FILED IN THE BERNALILLO COUNTY CLERKS ADDITION ON SEPTEMBER 18, 1884 IN BOOK C, PAGE 141.
- ALTA BY COMMUNITY SERVICES CORPORATION, THOMAS PATRICK DATED AUGUST 15, 2018.

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.

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 ALL OF 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Kathy Diaz
 KATHY DIAZ, MANAGING MEMBER
 DATE 2/4/2019

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

OFFICIAL SEAL
 CHARLES CALDERON
 Notary Public
 State of New Mexico
 My Comm. Expires

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-4- 2019
 BY: KATHY DIAZ, MANAGING MEMBER

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2021

Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Albuquerque Grant
 Subdivision: Duran and Alexander Addition
 Owner: KKMM, LLC, a New Mexico limited liability Co.
 UPC # 101405821327135409

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

DOCH 2019011877

02/14/2019 03:00 PM Page: 1 of 2
 PLAT R \$25.00 B: 2019C P: 0015 Linda Stovar, Bernalillo County

Subdivision Data

GROSS ACREAGE.....0.7783 ACRES
 ZONE ATLAS PAGE NO.....J-14-Z
 NUMBER OF EXISTING LOTS.....5
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.0000 MILES
 MILES OF HALF-WIDTH STREETS.....0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0031 ACRES
 DATE OF SURVEY.....SEPTEMBER 2018

Notes

- FIELD SURVEY PERFORMED IN SEPTEMBER 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999683889.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK LETTERED "B" OF THE DURAN AND ALEXANDER ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN SAID BLOCK "B", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 9, 1916, IN VOLUME B2, FOLIO 46.

TOGETHER WITH

A SIXTEEN (16) FOOT UNIDENTIFIED TRACT LYING BETWEEN LOTS ONE THRU FOUR (1-4) AND LOT FIVE (5) IN BLOCK LETTERED "B" AS SHOWN ON RECORDED PLAT DESCRIBED ABOVE AND BOUNDED ON THE NORTH BY MOUNTAIN ROAD NW AND ON THE SOUTH BY AN ALLEY.

BEING MORE PARTICULARLY DESCRIBED ALL TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE NORTH SIDE OF A 16' ALLEY BEING MARKED BY A REBAR WITH CAP "LS 12651", FROM WHENCE A TIE TO ACS MONUMENT "17-J14" BEARS S 53°04'54" E A DISTANCE OF 1855.85 FEET;

THENCE, FROM SAID TRUE POINT OF BEGINNING, LEAVING SAID ALLEY, BEARING N 09°22'10" E, A DISTANCE OF 171.73 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF MOUNTAIN RD. N.W., REFERENCED BY A CHISELED "X" IN CONCRETE N 09°22'10" E, A DISTANCE OF 4.86' FROM TRUE CORNER;

THENCE, COINCIDING SAID MOUNTAIN RD. RIGHT OF WAY S 80°44'31" E, A DISTANCE OF 197.95 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE WESTERN RIGHT-OF-WAY OF 4TH STREET NW, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID 4TH ST. N.W. RIGHT-OF-WAY S 09°18'04" W, A DISTANCE OF 172.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE NORTH SIDE OF A 16' ALLEY, BEING MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, LEAVING SAID 4TH ST. N.W. AND COINCIDING THE NORTHERLY SIDE OF SAID 16' ALLEY, RIGHT OF WAY N 80°39'47" W, A DISTANCE OF 198.15 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 0.7814 ACRES (34,037 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101405821327135409

PROPERTY OWNER OF RECORD

Wu Chuan-Tai + Sue Jean + Wu Lvt + Lin

BERNALILLO COUNTY TREASURER'S OFFICE

Denise Marks

Plat for
 Lot 1-A, Block B
 Being Comprised of
 Lots 1-5 and

An Unidentified 16' Tract of Land, Block B

Duran and Alexander Addition
 City of Albuquerque

Bernalillo County, New Mexico
 February 2019

Project Number: PR-2018-001786

Application Number: SD-2019-00035

Plat Approvals:

[Signature] 2-8-19
 PNM Electric Services
[Signature] 02-14-2019
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 2/8/19
 New Mexico Gas Company
[Signature] 2/5/19
 Comcast

City Approvals:

[Signature] 2/4/19
 City Surveyor
[Signature] 2/13/19
 Traffic Engineer
[Signature] 02-14-19
 ABCWUA
[Signature] 2/8/19
 Parks and Recreation Department
[Signature] 2/8/19
 AMAFCA
[Signature] 2-13-19
 City Engineer
[Signature] 2-13-2019
 DRB Chairperson, Planning Department
[Signature] 2/13/19
 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. 2/4/19
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

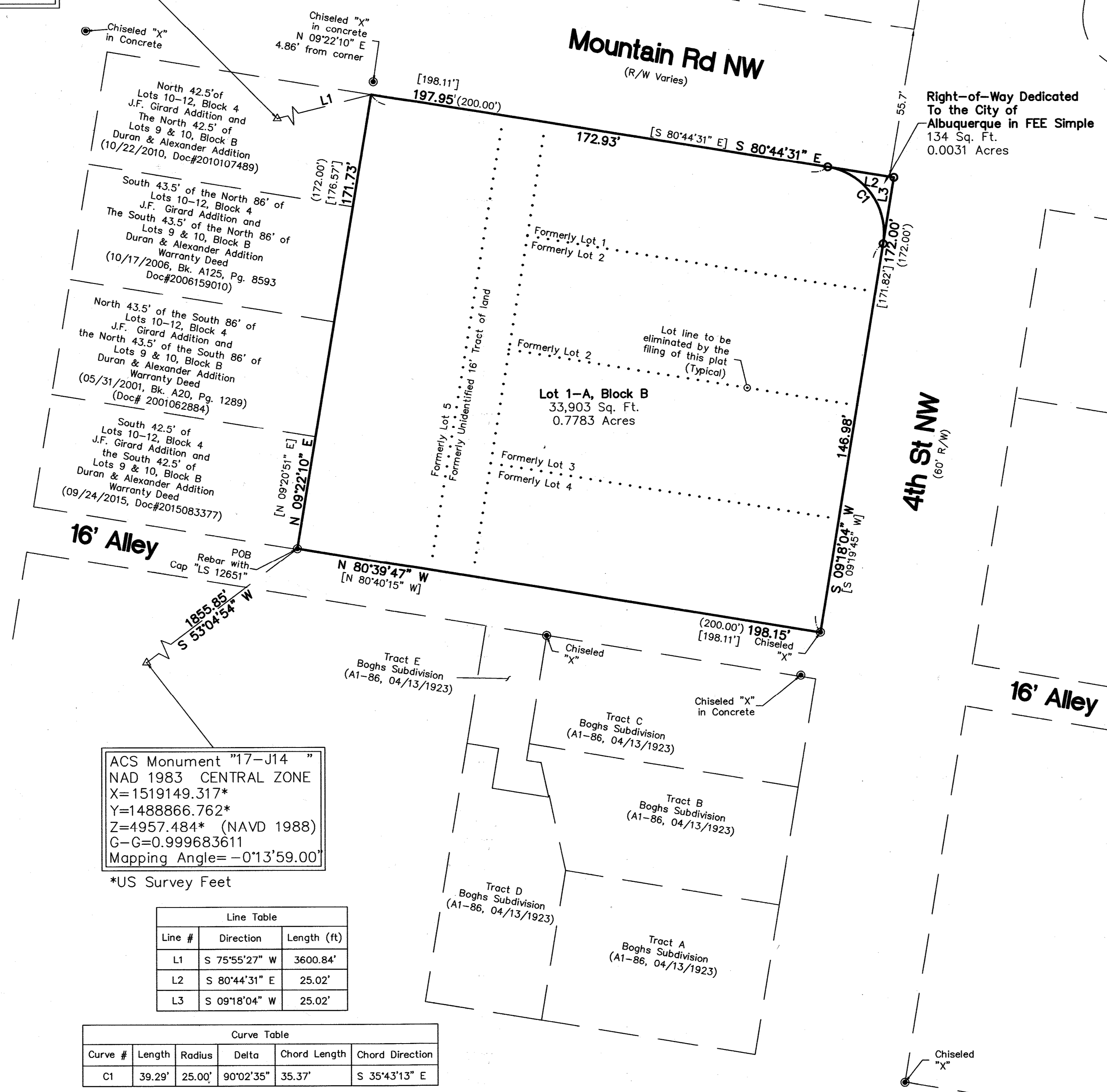
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244



**Plat for
 Lot 1-A, Block B
 Duran and Alexander Addition
 Being Comprised of
 Lots 1-5 and An
 Unidentified 16' Tract of land, Block B
 Duran and Alexander Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2019**

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"

*US Survey Feet



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (FILING INFO)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT OF SURVEY (4/27/1998, 98S-61)
⊙	FOUND CHISELED "X" IN CONCRETE, UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

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) 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.

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

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"

*US Survey Feet

Line Table

Line #	Direction	Length (ft)
L1	S 75°55'27" W	3600.84'
L2	S 80°44'31" E	25.02'
L3	S 09°18'04" W	25.02'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.29'	25.00'	90°02'35"	35.37'	S 35°43'13" E

