

VICINITY MAP No. K-13-Z

LEGAL DESCRIPTION

LOTS NUMBERED THREE (3) AND FOUR (4) IN BLOCK NUMBERED FOUR (4) OF SANTA FE ADDITION, TO THE CITY OF ALBUQUERQUE, 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 MAY 3, 1913 IN VOLUME C2, FOLIO 21.

DOCH 2019105945

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 PLAT R-325 00 2019C P: 0129 Linda Stover, Bernalillo County

PLAT OF
LOTS 3-A & 4-A, BLOCK 4
SANTA FE ADDITION

WITHIN
 TOWN OF ATRISCO GRANT & TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 19, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2019

PROJECT NUMBER: PR 2019-002029
 APPLICATION NUMBER: SO 2019-00191

UTILITY APPROVALS:

	9-16-19
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
	9/17/19
NEW MEXICO GAS COMPANY	DATE
	9/16/19
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
	9/16/19
COMCAST	DATE

CITY APPROVALS:

	8/12/19
CITY SURVEYOR	DATE
N/A	
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
N/A	
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
	12-11-19
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	12-11-19
ABCWA	DATE
	12-11-19
PARKS AND RECREATION DEPARTMENT	DATE
	10/7/19
AMAFCA	DATE
	12-11-19
CITY ENGINEER	DATE
	12-11-19
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
	12.11.19
CODE ENFORCEMENT	DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINE BETWEEN LOTS THREE (3) AND FOUR (4), BLOCK FOUR (4), SANTA FE ADDITION AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.1654 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JANUARY 17, 2019
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF THE SANTA FE ADDITION FILED MAY 3, 1913 IN VOLUME C2, FOLIO 21
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0333H DATED 08/16/2012

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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

M Pills 05/13/2019
 DATE

ACKNOWLEDGMENT

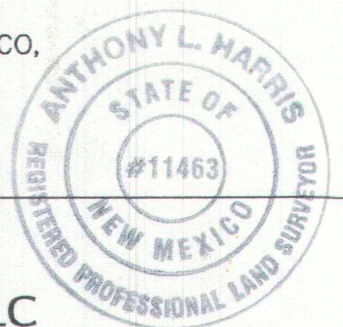
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 13th DAY OF May, 2019
 BY: Maryanne Pills OWNERS NAME
 MY COMMISSION EXPIRES: 11-10-22 BY: Kimberly S. Maple NOTARY PUBLIC
 My Commission Expires: 11-10-22

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 9th DAY OF August, 2019

ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1-013-05151312541710 Parcel Above
 PROPERTY OWNER OF RECORD: Maryanne Pills
 BERNALILLO CO. TREASURER'S OFFICE: George Stone 12-12-19