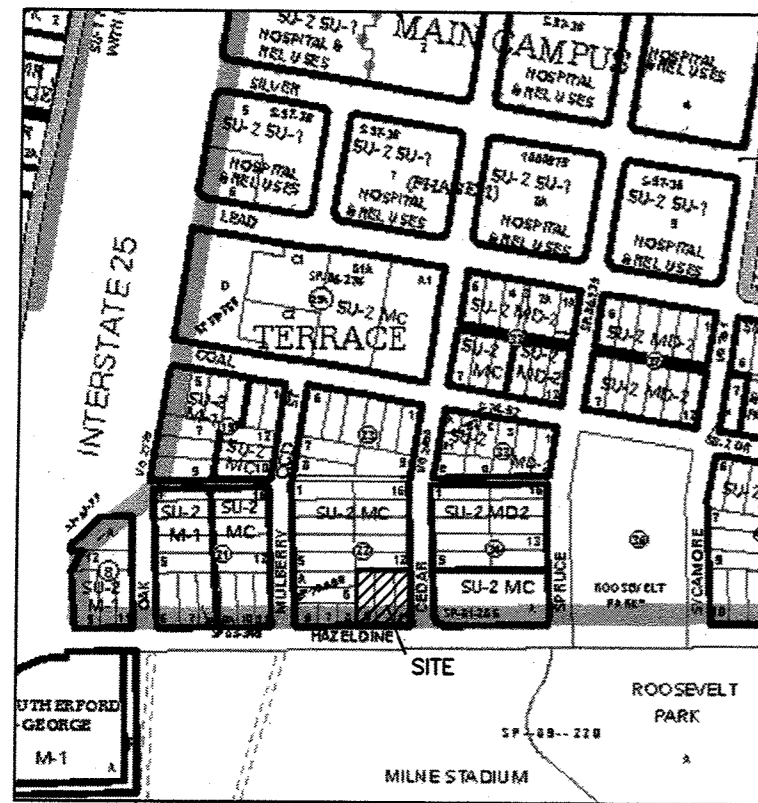


VICINITY MAP (K-15) NO SCALE



DOCH 2019050481  
06/18/2019 02:50 PM Page: 1 of 2  
PLAT R \$25.00 B: 2019050481 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

**SURVEY LEGAL DESCRIPTION**

Lots numbered Nine (9), Ten (10) and Eleven (11) in Block numbered Twenty-two (22) of the Terrace Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 24, 1928 in Map Book D1, folio 25.

PLAT OF  
**LOT 9-A, BLOCK 22  
TERRACE ADDITION**  
BEING A REPLAT OF LOTS 9, 10 & 11  
BLOCK 22, TERRACE ADDITION  
WITHIN PROJECTED SECTION 21, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2019

PROJECT NUMBER: PR-2019-002050

Application Number: SD-2019-00113

Utility Company Approvals:

	<u>6-5-19</u>
PNM Electric Services	Date
	<u>6-7-2019</u>
New Mexico Gas Company	Date
	<u>06/05/2019</u>
Qwest Corporation d/B/A Centurylink QC	Date
	<u>5/6/19</u>
Comcast	Date

City Approvals:

	<u>6/3/19</u>
Susan H. Rinshover P.S.	Date
<u>N/A</u>	
Real Property Division	Date
<u>N/A</u>	
Environmental Health Department	Date
	<u>6/12/19</u>
Raymond M. Mead	Date
	<u>06-12-19</u>
Keith Cade	Date
<u>N/A</u>	
Parks and Recreation Department	Date
	<u>6/12/19</u>
David M. Hurd	Date
	<u>6/12/2019</u>
James D. Kuyler	Date
<u>        </u>	<u>6/12/19</u>
Code Enforcement	Date
	<u>6-13-2019</u>
DRB Chairperson, Planning Department	Date

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating one lot from three existing lots.

**NOTES**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- An existing Five foot (5') Public Utility Easement recorded in Book D461, Page 633, Records of Bernalillo County, New Mexico.

**FREE CONSENT**

The platting of the property as described above and dedication of Right-of-Way to the City of Albuquerque in fee simple is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land and subdivided.

Date 6/3/19

Susan Fisher  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO



COUNTY OF BERNALILLO  
On this 3RD day of JUNE, 2019, the foregoing instrument was acknowledged by:

Susan Fisher

My Commission expires APRIL 2, 2023

Notary Public

Date 6-3-19

Barry J. Bitzer  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO



COUNTY OF BERNALILLO  
On this 3RD day of JUNE, 2019, the foregoing instrument was acknowledged by:

Barry J. Bitzer

My Commission expires APRIL 2, 2023

Notary Public

**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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 015 057 140 149 30803

1 015 057 141 133 30802

PROPERTY OWNER OF RECORD:

BITZER J BARRY & FISHER SUSAN

BERNALILLO COUNTY TREASURER'S OFFICE

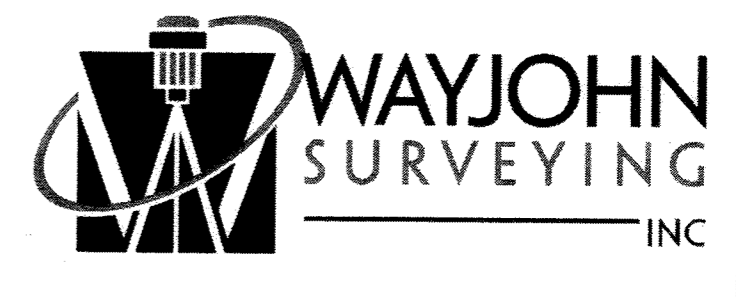
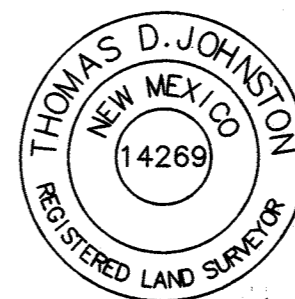
**SUBDIVISION DATA**

- DRB Project No. PR-2019-002050
- Zone Atlas Index No. K-15
- Gross acreage 0.4553 Ac.
- Existing number of lots 3  
Replatted number of lots 1

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Date 6/3/2019  
Thomas D. Johnston, N.M.P.S. No. 14269



INDEXING INFORMATION FOR COUNTY CLERK

BITZER J BARRY & FISHER SUSAN

CHECKED: T D J

DRAWING NO. SP110118.DWG

LOCATION: SECTION 21, T10N, R3E TERRACE ADDITION

DRAWN: J T K

CHECKED: T D J

DRAWING NO. SP110118.DWG

01 FEB 2019

SCALE: 1" = 20'

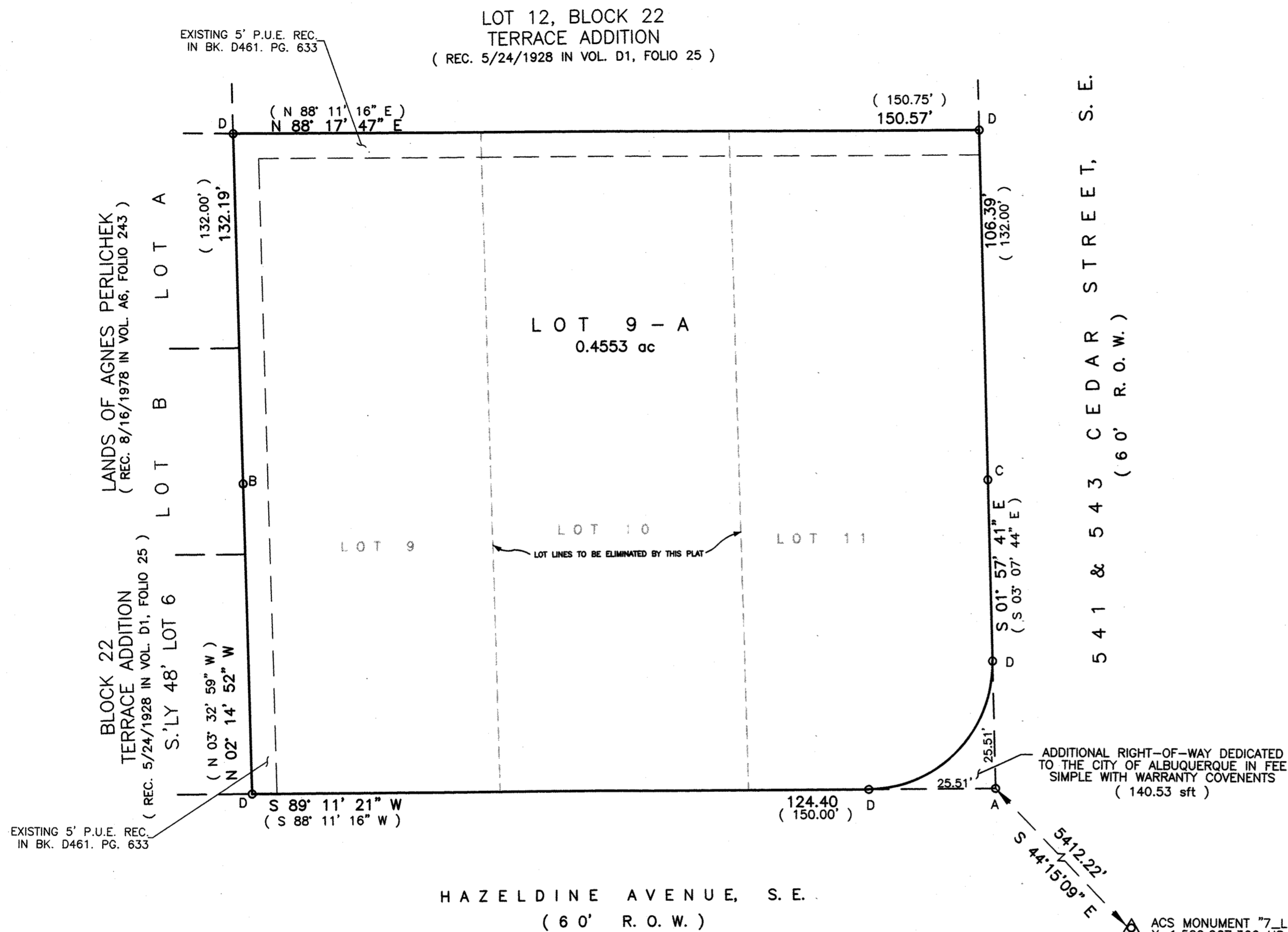
FILE NO. SP-11-01-2018

SHEET 1 OF 2

DOCH 2019050481  
 06/16/2019 02:50 PM Page: 2 of 2  
 PLAT # 525 00 3 2019C P. 0061 Linda Stover, Bernalillo County

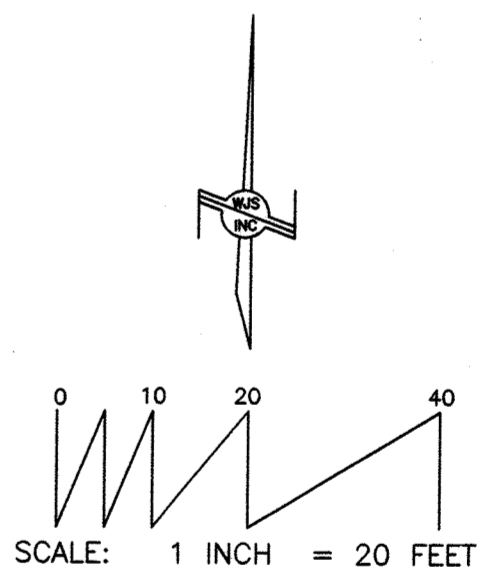
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
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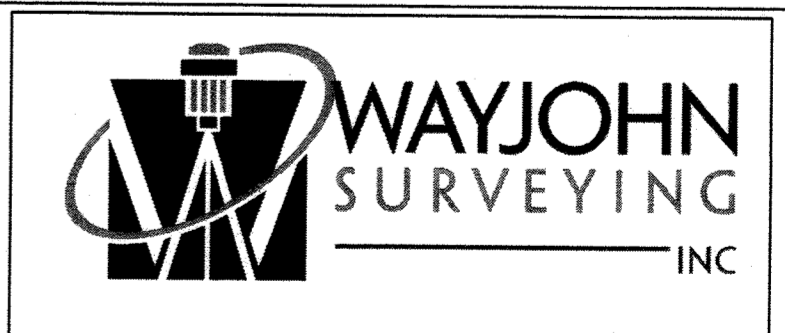
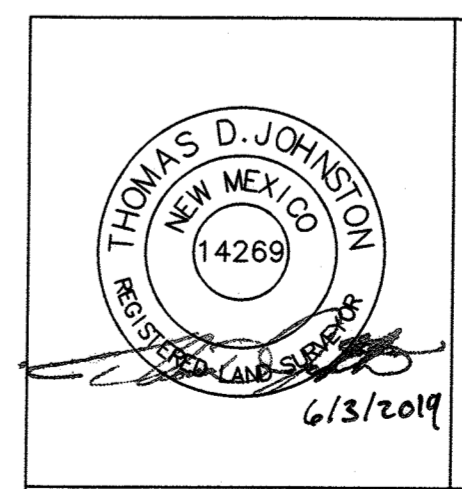


ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS (140.53 sft)

ACS MONUMENT "7\_L15"  
 X=1,529,067.366 US SURVEY FOOT  
 Y=1,479,550.205 US SURVEY FOOT  
 Ground-to-grid: 0.999671093  
 Mapping Angle: -00°12'49.65"  
 NMSZ CENTRAL ZONE NAD 83  
 ELEV.=5164.135 US SURVEY FOOT  
 NAVD 88



- o = FOUND/SET MONUMENT AS NOTED:
- A: FOUND #5 REBAR - NO CAP
- B: FOUND #5 REBAR - ILLEGIBLE CAP
- C: FOUND #4 REBAR - NO CAP
- D: SET #4 REBAR - "WAYJOHN PS 14269"



1609 2nd STREET NW  
 ALBUQUERQUE, N.M. 87102  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
 BITZER J BARRY & FISHER SUSAN  
 LOCATION: SECTION 21, T10N, R3E  
 TERRACE ADDITION

DRAWN: J T K	SCALE: 1" = 20'	FILE NO. SP-11-01-2018
CHECKED: T D J	DRAWING NO. SP110118.DWG	SHEET 2 OF 2
DATE: 01 FEB 2019		