

LEGAL DESCRIPTION
 THE WEST TWENTY FEET (W. 20') OF LOT NUMBERED EIGHT (8) AND ALL OF LOTS NUMBERED NINE (9) AND TEN (10) IN BLOCK LETTERED "W" OF THE ATLANTIC AND PACIFIC ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1888 IN VOLUME C, FOLIO 154



PLAT OF
LOTS 9-A & 10-A, BLOCK "W"
THE ATLANTIC AND PACIFIC ADDITION
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 20, T. 10N., R. 3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020

PROJECT NUMBER: **PR 2019. 002058**
 APPLICATION NUMBER: **90 2021. 00162**
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO **9/23/2021** DATE
 Jeff Ertvanko
 NEW MEXICO GAS COMPANY **11/15/2021** DATE
 Abdul A. Bhuigan
 QWEST CORPORATION D/B/S CENTURYLINK QC
 COMCAST **4/2/20** DATE

PURPOSE OF PLAT.
 THE PURPOSE OF THIS PLAT IS TO COMBINE THE WEST 20' OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK "W", ATLANTIC AND PACIFIC ADDITION INTO TWO (2) NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES.**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: **0.2480** ACRES.
 - BASES 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 7, 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: THE ATLANTIC AND PACIFIC ADDITION
 FILED APRIL 24, 1888 IN VOLUME C, FOLIO 154
 B: SOUTH FIFTH STREET ADDITION
 FILED MARCH 23, 1929 IN VOLUME C2, FOLIO 34
 C: BARELAS HOMES SUBDIVISION
 FILED APRIL 24, 1998 IN VOLUME 96C, FOLIO 169
 - 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. **3500LC0334E**, DATED **09/22/2008**.

PUBLIC UTILITY EASEMENTS
 Public Utility Easements shown on this plat are granted for the common and joint use as:
 A. Public Service Company of New Mexico (PSCN), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electric 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 for the installation, maintenance, and service of both lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
 D. COMCAST for the installation, maintenance, and service of both lines, cables, 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, 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 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 grantor, including sufficient working area space for electric transformers, with the right and privilege to lean and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pole (aboveground or subterranean), 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 owner shall be solely responsible for correcting any violation of National Electrical Safety Code by easements for electric transformer/buildings, or any structure adjacent to or near easements shown on this plat. Easements for electric transformer/buildings, or any structure shall extend ten (10) feet in front of transformer/buildings shown and ten (0) feet on each side.
Disclaimer:
 In approving this plat, Public Service Company of New Mexico (PSCN), QWEST D/B/S CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PSCN, QWEST D/B/S CENTURYLINK and NMGCO do not warrant or release any easement or easement rights which may have been granted by prior plat, record or other document and which are not shown on this plat.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, right of way, 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.

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, THESE SHOWING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
 [Signature] **5/20/2020** DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS **20th** DAY OF **May**, 20**20**.
 BY: **Coaky Treana**
 OWNERS NAME
 MY COMMISSION EXPIRES: **11-10-22** BY **Christina J. [Signature]**
 NOTARY PUBLIC

CITY APPROVALS:
Steven M. Reinhard **P.S.** **6/9/2020** DATE
 CITY SURVEYOR
 N/A
 *REAL PROPERTY DIVISION (CONDITIONAL) DATE
 N/A
 *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Tracey Wolfenbarger **Dec 29, 2021** DATE
 TECHNICAL ENGINEERING, TRANSPORTATION DIVISION
Saline Carter **Dec 28, 2021** DATE
Robert Webb **Dec 28, 2021** DATE
 FIRE AND RESCUE DEPARTMENT
Wendell W. [Signature] **11/15/2021** DATE
 PLANNING DEPARTMENT
Renee C. Brincelle **Dec 28, 2021** DATE
 CITY ENGINEER
Robert Webb **Dec 29, 2021** DATE
 URBAN CHAIRPERSON, PLANNING DEPARTMENT
Robert Webb **Dec 28, 2021** DATE
 CODE ENFORCEMENT
Robert Webb **12/17/2021** DATE
 MRGCD
 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 **11th** DAY OF **May**, 20**20**
 ANTHONY L. HARRIS, P.L.S. #11483

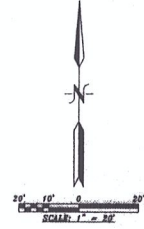
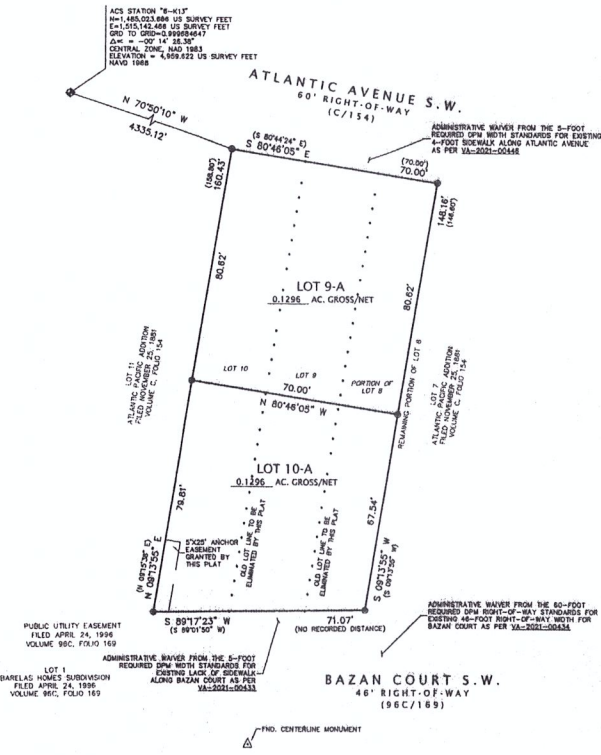
THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-8393
 133 COMAS BLVD., N.E. 97102 FAX: (505) 998-8395



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 BERNALILLO COUNTY, NEW MEXICO

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LOTS 9-A & 10-A, BLOCK "W"
THE ATLANTIC AND PACIFIC ADDITION

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CROSS LOT EASEMENT NOTE:
 A BLANKET CROSS LOT DRAINAGE EASEMENT BETWEEN LOTS 9-A AND 10-A IS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 9-A AND 10-A, TO BE MAINTAINED BY LOTS 9-A AND 10-A.

PUBLIC UTILITY EASEMENT
 FILED APRIL 24, 1996
 VOLUME 96C, FOLIO 169

LOT 1
 BARELAS HOMES SUBDIVISION
 FILED APRIL 24, 1996
 VOLUME 96C, FOLIO 169

ADMINISTRATIVE WAIVER FROM THE 5-FOOT
 REQUIRED DPM WIDTH STANDARDS FOR
 EXISTING LACK OF SIDEWALK
 ALONG BAZAN COURT AS PER
 YA-2021-00433

ADMINISTRATIVE WAIVER FROM THE 5-FOOT
 REQUIRED DPM WIDTH STANDARDS FOR
 EXISTING 46-FOOT RIGHT-OF-WAY WIDTH FOR
 BAZAN COURT AS PER YA-2021-00434

BAZAN COURT S.W.
 46' RIGHT-OF-WAY
 (96C/169)

△ TWO CENTRELINE MONUMENT

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

18-1142.dwg