

VICINITY MAP (L-17) NO SCALE



DOC# 2019041301  
05/20/2019 03:28 PM Page: 1 of 2  
PLAT R: 525 00 8 2019C P: 0052 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

The Land is described as follows:  
A tract of land comprising Lot Ten (10) and a portion of Lots Nine (9) and Eleven (11), in Block Eighteen (18) of the Parkland Hills Addition and a portion of vacated Loma Linda Place, SE, as the same is shown and designated on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 15, 1926, said tract being more particularly described by Survey as follows:

Beginning at the most westerly corner of the tract, whence Albuquerque Control Station 14\_L17 (X=1,534,391.165 US Survey Foot, Y=1,480,200.281 US Survey Foot, NAD 83), marked by a 3 1/4 inch aluminum disc stamped "14-L17 1984", bears S 62° 53' 10" W, 1927.63 feet distant and running from said beginning westerly corner as follows:

Thence N. 57° 11' 54" E, 30.17 feet distant to a corner;  
Thence S. 89° 30' 26" E, 143.00 feet distant to the Northeast corner;  
Thence S. 00° 29' 34" W, 168.70 feet distant to the Southeast corner;  
Thence N. 47° 22' 50" W, 86.97 feet distant to a corner;  
Thence S. 00° 13' 08" W, 13.54 feet distant to a corner;  
Thence N. 47° 22' 50" W, 148.97 feet distant to the Southwest corner;  
Thence N. 42° 37' 10" E, 10.00 feet distant to the point of beginning and contains 0.3861 acres, more or less.

PLAT OF  
LOT 10-A, BLOCK 18  
PARKLAND HILLS ADDITION

A REPLAT OF LOT 10 AND PORTIONS OF LOTS 9 AND 11, AND  
VACATED LOMA LINDA PLACE, SE, BLOCK 18, PARKLAND HILLS ADDITION  
WITHIN SECTION 26, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2019

PROJECT NUMBER: PR-2019-002079

Application Number: SD-2019-00074

Utility Company Approvals:	
PNM Electric Services	4-16-19 Date
New Mexico Gas Company	4/16/19 Date
Qwest Corporation D/B/A Centurylink QC	4/16/19 Date
Comcast	4/15/19 Date
City Approvals:	
Frank A. Richardson P.S. City Surveyor	4/8/19 Date
[Signature] Real Property Division	5-1-19 Date
N/A Environmental Health Department	Date
Ragun M. M... Traffic Engineering, Transportation Division	4/17/19 Date
Th... ABCWUA	04-17-19 Date
N/A Parks and Recreation Department	Date
Bradley D. Bjorn AMAFCA	4/17/19 Date
[Signature] City Engineering/Hydrology	4/17/19 Date
[Signature] Code Enforcement	4/17/19 Date
[Signature] DRB Chairperson, Planning Department	5.3.2019 Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from one existing lot and portions of two other lots, and to incorporate vacated right-of-way.

NOTES

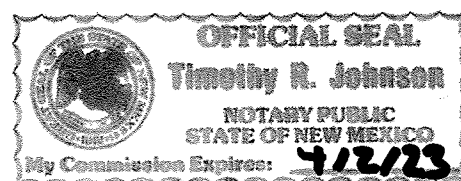
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within 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.
- That portion of Loma Linda Place, SE, vacated by vacation action SD-2019-00037.

FREE CONSENT

The platting of the property as described above 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 subdivided.

Beverly L. Donnellan  
4/6/19  
Date

BEVERLY L. DONNELLAN  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )  
On this 4th day of APRIL, 2019, the foregoing instrument was acknowledged by:  
BEVERLY L. DONNELLAN  
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.

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 computation and surveys of 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.

[Signature]  
4.03.19  
Date

Thomas D. Johnston, N.M.P.S. No. 14269

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 017 056 185 437 23601

PROPERTY OWNER OF RECORD:  
DONNELLAN MICHAEL J & BEVERLY L

BERNALILLO COUNTY TREASURER'S OFFICE  
Lucius Cox

SUBDIVISION DATA

- DRB Project No. PR-2019-002079
- Zone Atlas Index No. L17
- Gross acreage 0.3861 Ac.
- Existing number of lots 3  
Replatted number of lots 1

4.03.19

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

INDEXING INFORMATION FOR COUNTY CLERK DONNELLAN MICHAEL J & BEVERLY L	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-1-01-2019
LOCATION: SECTION 18, T10N, R3E PARKLAND HILLS ADDITION	CHECKED: T D J	DRAWING NO. SP10119.DWG	SHEET 1 OF 2
		25 JAN 2019	

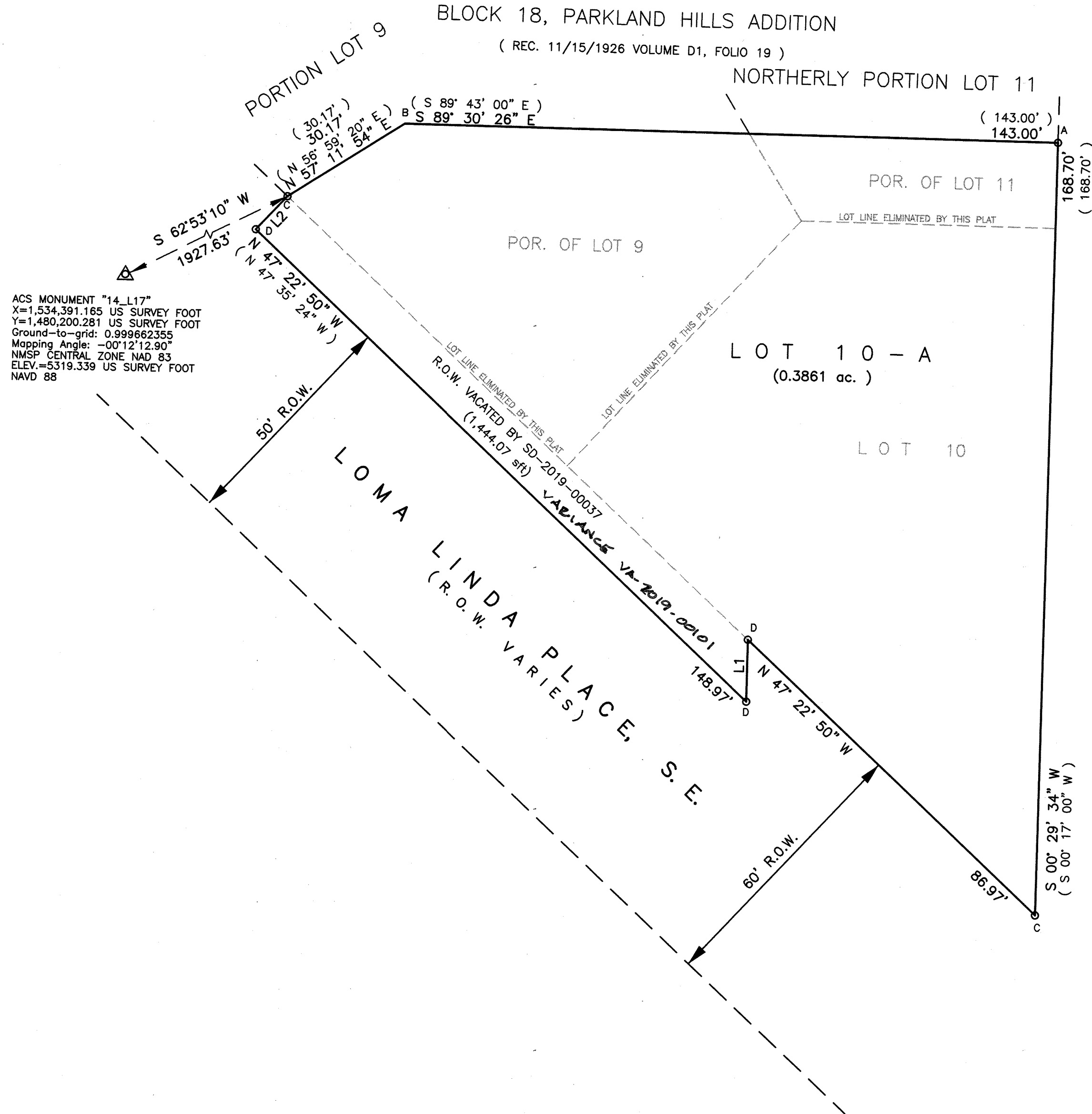
DOCH 2019041301

05/20/2019 03:28 PM Page: 2 of 2  
PLAT R: \$25.00 B: 2019C P: 0052 Linda Stover, Bernalillo County

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# PLAT OF LOT 10-A, BLOCK 18 PARKLAND HILLS ADDITION

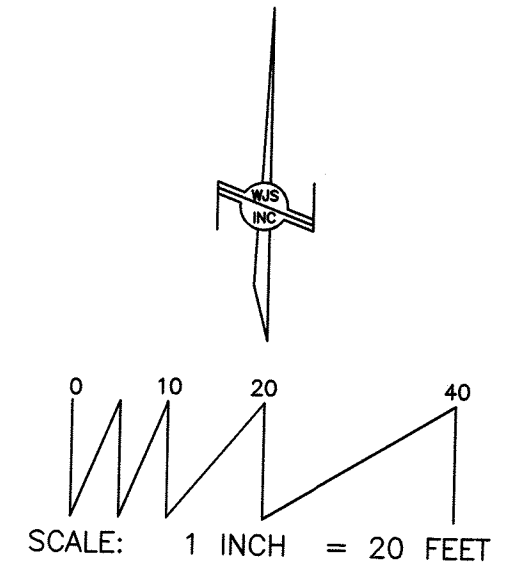
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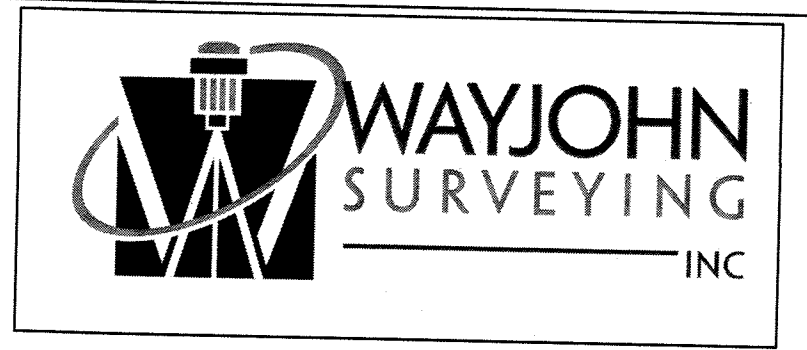
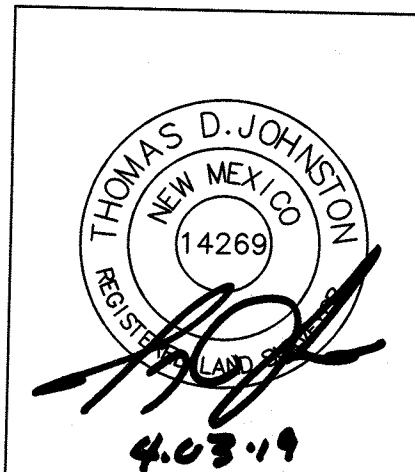
ACS MONUMENT "14-L17"  
X=1,534,391.165 US SURVEY FOOT  
Y=1,480,200.281 US SURVEY FOOT  
Ground-to-grid: 0.999662355  
Mapping Angle: -00°12'12.90"  
NMSP CENTRAL ZONE NAD 83  
ELEV.=5319.339 US SURVEY FOOT  
NAVD 88

SIERRA DRIVE, S. E.  
( 60' R. O. W. )

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°13'08" W	13.54'
L2	N 42°37'10" E	10.00'



- FOUND/SET MONUMENT LEGEND:
- A: FOUND 1-1/2" STEEL PIPE
  - B: FOUND PK NAIL AND DISK ON ROCK
  - C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"
  - D: SET PK NAIL AND DISK "WAYJOHN PS 14269"



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LOCATION: SECTION 18, T10N, R3E PARKLAND HILLS ADDITION	DATE: 25 JAN 2019		