

VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE G-12-Z

LEGAL DESCRIPTION

Lot A-4 of the Lands of Michael J. Snow and Elizabeth T. Snow, as the same is shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on September 7, 1977 in Volume B13, Folio 108.

Contains 0.8301 acres, more or less.

PURPOSE:

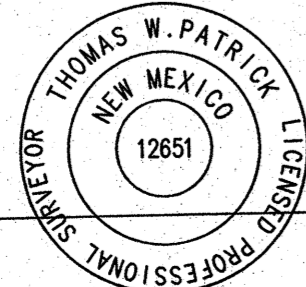
The purpose of this plat is to divide one existing lot into three new lots, to vacate an existing Access Easement and to grant a Private Access Easement and Public Utility Easement.

NOTES:

- The basis of bearings is the line between the southeast corner of Lot A-4 and AGRS X as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - 2.1 Replat of Tract A of Plat of Lands of Michael J. Snow and Elizabeth T. Snow, recorded 9/07/1977 in Volume B13, Folio 108.
 - 2.2 Warranty Deed.
- These properties are located in Zone X, areas with reduced flood risk due to levees, per FEMA Flood Insurance Rate Map 35001C0118G, effective date 09/26/2008.
- All easements of record are shown hereon.
- Road access per record plat; maintenance to be shared between owners of Lots A-4-A, A-4-B and A-4-C.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

FREE CONSENT:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by Julie Kilpatrick, Managing member Our Land LLC Date _____

by Jim Sanders, Contract Holder Date _____

ACKNOWLEDGEMENT

State of New Mexico
County of _____) SS

Acknowledged before me this _____ day of _____, 2020 by
Linda Cecil

Notary Public
My Commission Expires: _____

ACKNOWLEDGEMENT

State of New Mexico
County of _____) SS

Acknowledged before me this _____ day of _____, 2020

by: _____
Notary Public
My Commission Expires: _____

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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - CableOne 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 within the easement, 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, transformers/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.

SOLAR NOTE:

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 the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.
(See Sheet 2 for standard PUE language.)

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

LOT A-4
Lands of Michael J. Snow and Elizabeth T. Snow
UPC #: 1012060268349620112
Bernalillo County Treasurer's Office: by: _____ Date: _____

INFO FOR COUNTY CLERK:

OWNER: OUR LAND LLC
PROPERTY: Lot A-4, Lands of Snow
ADDRESS: 2495 Trellis Drive NW
UPC #: 101206026834620112
PROJ. SEC.6, T.10 N., R.3 E., NMPM

FINAL PLAT
LOTS A-4-A, A-4-B and A-4-C
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW

BEING A REPLAT OF
LOT A-4
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
SITUATE WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, T.10N., R2E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2020

SITE DATA:

FEMA Map Number	35001C0118G
Zoning	R-A
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	1
No. of Existing Tracts	0
No. of Lots Created	3
No. of Tracts Created	0
Total Area	0.8301 acres
Acreeage of Dedicated Right-of-Way	0.00 acres

Project Number: PR-2019-
Subdivision Application Number: PS-2019-

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date
MRGCD	date

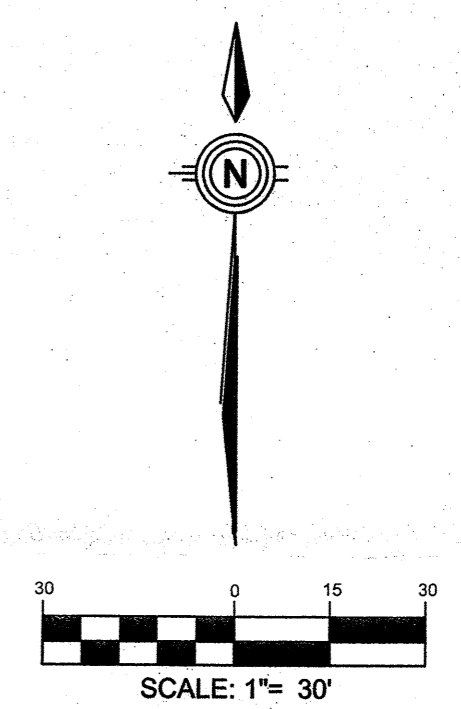
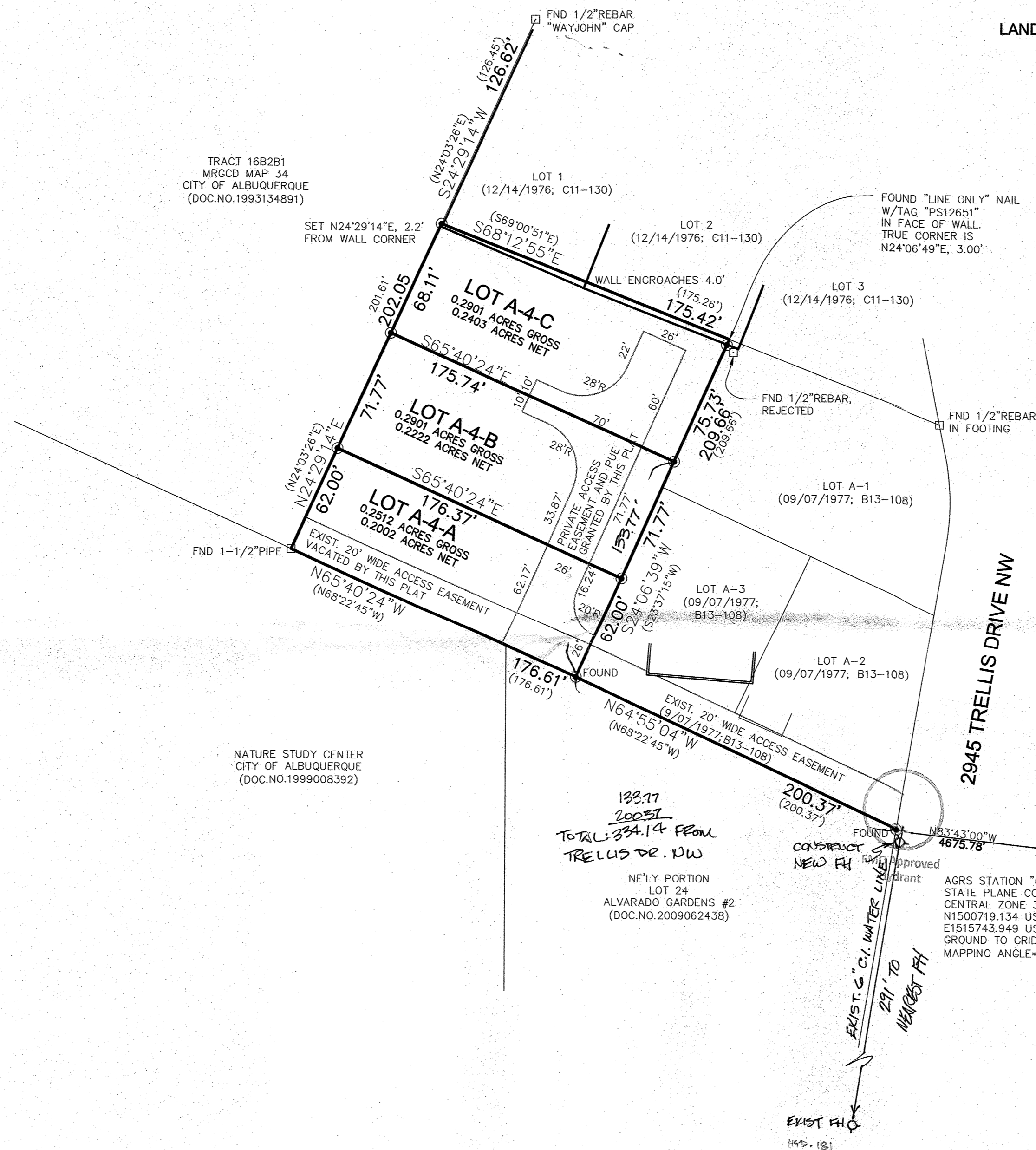
CITY APPROVALS

City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
AMAFCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
Code Enforcement	date
DRB Chair, Planning Department	date

MIDDLE RIO GRANDE CONSERVANCY DISTRICT:
Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-ways, 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.

<p>FINAL PLAT LOTS A-4-A, A-4-B and A-4-C LANDS OF SNOW</p>		<p>1 of 2</p>
<p>DWG PATH: F:\N2019 - Misc Clients\141-Our Land LLC (Linda Cecil) DRB replat\DRB REPLAT\2945 Trellis NW DRB Replat.dwg</p> <p>GPS VIEJO DATE: 12/10/2019 SCALE: CREW: TWP, RGR DRAWN: TWP JOB NO.: N2019-141</p>	<p>Community Sciences Corporation LAND SURVEYING & LAND PLANNING P.O.Box 1328, Corrales N.M., 87048 (505) 897-0000</p>	

FINAL PLAT
LOTS A-4-A, A-4-B and A-4-C
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
 BEING A REPLAT OF
 LOT A-4
 LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
 SITUATE WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 1, T.10N., R2E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2020



NATURE STUDY CENTER
 CITY OF ALBUQUERQUE
 (DOC.NO.1999008392)

20-002282
 HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOFT N/A CONSTRUCTION TYPE N/A
 GEN. N/A NUMBER OF HYDRANTS
 APPROVED BY APPROVED
 SIGNATURE MAN NUMBER DATE

MONUMENT LEGEND	
□	FOUND MONUMENT AS NOTED
△	AGRS CONTROL STATION
●	FOUND OR SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED: "PATRICK PS12651" OR AS NOTED

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	12/10/2019		WATER LINE INFO	WJO
2				
3				

FINAL PLAT
 LOTS A-4-A, A-4-B and A-4-C
 LANDS OF SNOW

DWG PATH:
 F:\N2019 - Misc Clients\141-Our Land LLC (Linda Cecil) DRB replat\DRB REPLAT\2945 Trellis NW DRB Replat.dwg
 GPS
 VIE-JO
 DATE: 12/10/2019
 SCALE: 1"=30'
 CREW: TWP, RGR
 DRAWN: TWP
 JOB NO.: N2019-141

Community Sciences Corporation
 LAND SURVEYING & LAND PLANNING
 P.O. Box 1328, Corrales N.M., 87048 (505) 897-0000

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