

VICINITY MAP No. F-14-Z

**LEGAL DESCRIPTION**

LOT NUMBERED EIGHTY-SIX (86) OF THE AMENDED PLAT OF THE LOS ALAMOS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1938 IN VOLUME C, FOLIO 36.

DOCH 2820097923

18/09/2020 12:26 PM Page: 1 of 2  
 PLAT # 225 00 8: 2020C P: 0258 Linda Staver, Bernalillo County

PLAT OF  
**LOT 86-A**  
**LOS ALAMOS ADDITION**

WITHIN  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 32, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2020

PROJECT NUMBER: **PR-2019-002281**  
 APPLICATION NUMBER: **SD-2020-00100**

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO	<i>[Signature]</i>	5/27/2020
NEW MEXICO GAS COMPANY	<i>[Signature]</i>	6/1/2020
QUEST CORPORATION D/B/A CENTURYLINK QC	<i>[Signature]</i>	6/30/2020
COMCAST	<i>[Signature]</i>	6/5/20

**CITY APPROVALS:**

*[Signature]* **FORN M. RICHMOND P.S.** 5/2/2020  
 CITY SURVEYOR

*REAL PROPERTY DIVISION (CONDITIONAL)		DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<i>[Signature]</i>	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i>	Sep 28, 2020
ABQWA	<i>[Signature]</i>	Sep 29, 2020
PARKS AND RECREATION DEPARTMENT	<i>[Signature]</i>	DATE
AMAFCA	<i>[Signature]</i>	Sep 28, 2020
CITY ENGINEER	<i>[Signature]</i>	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	Oct 2, 2020
CODE ENFORCEMENT	<i>[Signature]</i>	Sep 28, 2020

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG FOURTH STREET N.W. TO THE CITY OF ALBUQUERQUE 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: 0.7083 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: SEPTEMBER 25, 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:
  - AMENDED PLAT OF LOS ALAMOS ADDITION FILED SEPTEMBER 8, 1938 IN VOLUME C, FOLIO 36
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS DEFINED AS AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. OVERTOPPING OR FAILURE OF THE STRUCTURE PROTECTING THIS AREA IS POSSIBLE. FLOOD INSURANCE AND ADHERENCE TO ELEVATION PROCEDURES ARE STRONGLY RECOMMENDED. FEMA FIRM PANEL No. 35001C0119G DATED 09/25/2008.

**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 ("PSNM"), a New Mexico corporation, (PSNM 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. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. Cable TV for the installation, maintenance, and service of such 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, 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 Grantor, 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 purpose 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 (PSNM), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PSNM, QUEST D/B/A CENTURYLINK and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**FREE CONSENT AND DEDICATION:**

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 AND ALSO DEDICATED ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER: *[Signature]* 5/5/2020  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 5th DAY OF May 2020

BY: *[Signature]*  
 OWNERS NAME

MY COMMISSION EXPIRES: 11-10-22 BY: *[Signature]*  
 NOTARY PUBLIC



**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 6th DAY OF May 2020

*[Signature]*  
 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# 1-014-06149309710524

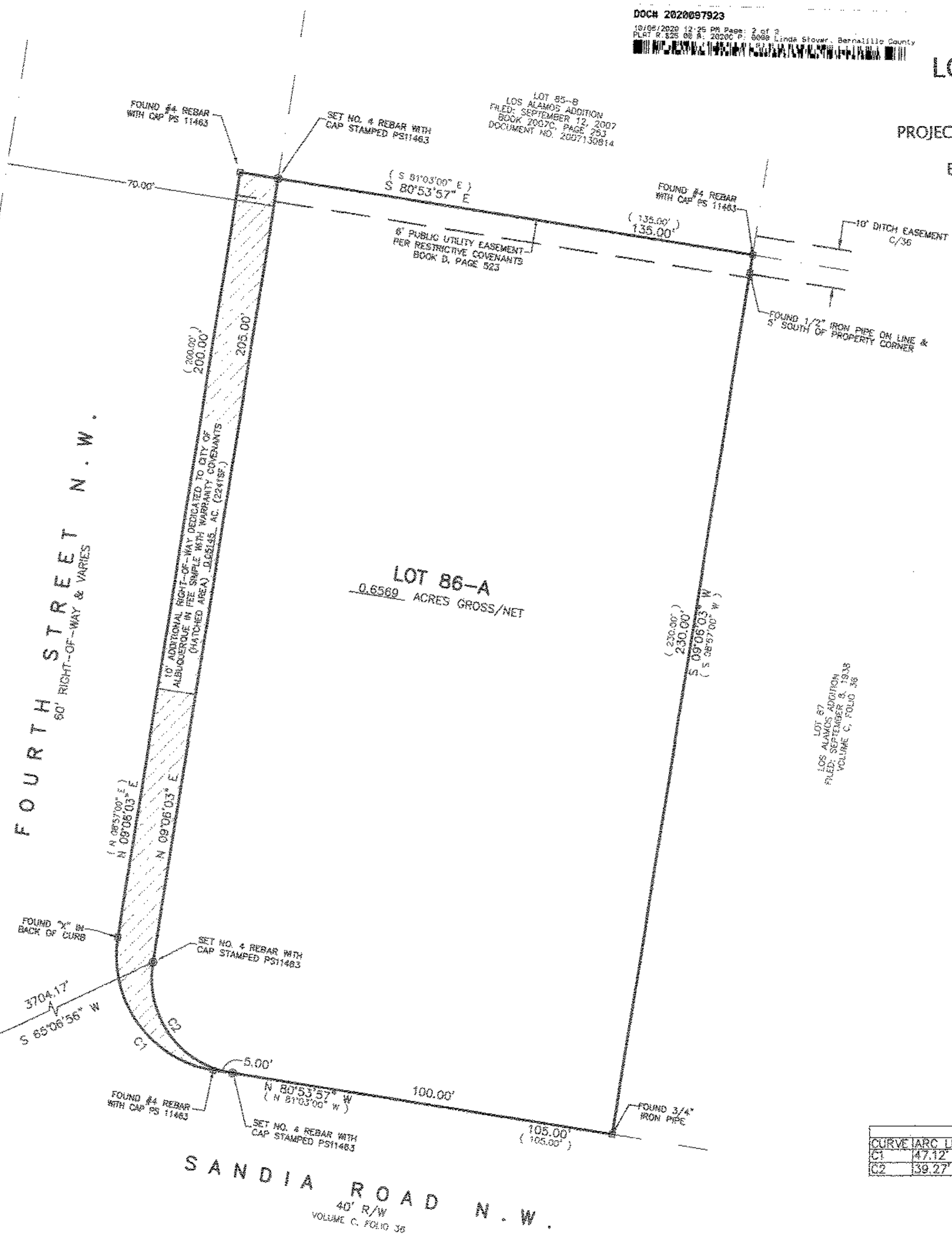
PROPERTY OWNER OF RECORD: ALAM PROPERTIES LLC

BERNALILLO CO. TREASURER'S OFFICE: GEORGE STONE 10-6-2020

PLAT OF  
**LOT 86-A**  
**LOS ALAMOS ADDITION**

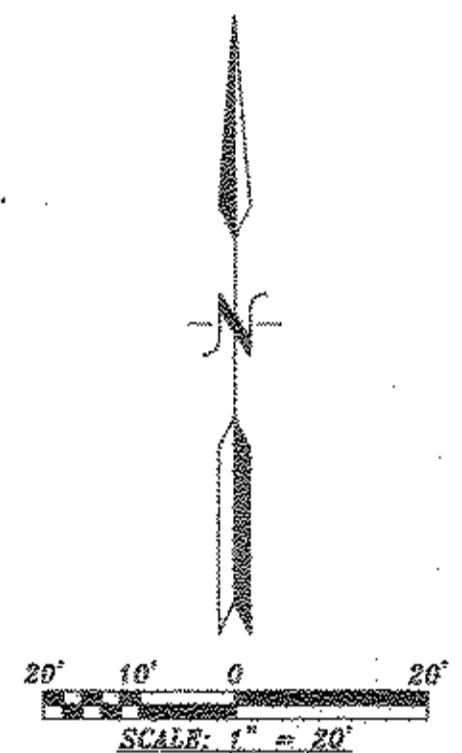
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DOCH 2020097923  
 10/09/2020 12:25 PM Page: 2 of 3  
 PLAT R.325 00 A; 20200 P; 0098 Linda Stover, Bernalillo County  
 BOOK 2007C, PAGE 293  
 DOCUMENT NO. 2007130814



ACS STATION "DOUGLAS"  
 N=1,505,417.495 US SURVEY FEET  
 E=1,520,286.421 US SURVEY FEET  
 GRID TO GRID=0.999682452  
 Δα = -00° 13' 52.55"  
 CENTRAL ZONE, NAD 1983  
 ELEVATION = 4,975.078 US SURVEY FEET  
 NAVD 1988

LOT 87  
 LOS ALAMOS ADDITION  
 FILED: SEPTEMBER 8, 1938  
 VOLUME C, FOLIO 36



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	50.00'	90°00'00"	N 35°53'57" W	42.43'
C2	39.27'	25.00'	90°00'00"	S 35°53'57" E	35.36'

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