

Vicinity Map - Zone Atlas H-16-Z

**Documents**

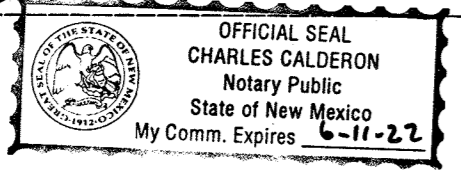
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45285 AND AN EFFECTIVE DATE OF APRIL 02, 2018 FOR A PORTION OF LOT 15 AND FILE NO. 01147-50713 AND AN EFFECTIVE DATE OF NOVEMBER 21, 2018 FOR LOT 14.
- PLAT FOR NETHERWOOD PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 21, 1957, IN PLAT BOOK D2, PAGE 42.
- SPECIAL WARRANTY DEED FOR THE NORTHEASTERLY PORTION OF LOT 15, BLOCK E-1, NETHERWOOD PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 2019 AS DOC. #2019021893.
- WARRANTY DEED FOR LOT 14 BLOCK E-1 NETHERWOOD PARK FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 18, 2018 AS DOCUMENT NO. 2018108932.
- WARRANTY DEED FOR THE NORTHEASTERLY PORTION OF LOT 15 BLOCK E-1, NETHERWOOD PARK, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON SEPTEMBER 19, 1958 IN BOOK D443, PAGE 211 AS DOCUMENT #81747.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Thomas H. Fritts* 10-25-2019  
 THOMAS H. FRITTS, OWNER DATE

*Patricia R. Fritts* 10-25-2019  
 PATRICIA R. FRITTS, OWNER DATE



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 25<sup>th</sup> October, 2019  
 BY: THOMAS H. AND PATRICIA R. FRITTS, HUSBAND AND WIFE, OWNERS

By: *Charles Calderon*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2022

**Indexing Information**

Section 10, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Netherwood Park  
 Owner: Thomas H. Fritts and Patricia R. Fritts  
 UPC # 101605909409731026 (N'ely portion of Lot15)  
 101605910010231006 (Lot 14)

**Purpose of Plat**

- SUBDIVIDE TO REMOVE AN INTERIOR LOT LINE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....0.3510 ACRES  
 ZONE ATLAS PAGE NO.....H-16-Z  
 NUMBER OF EXISTING LOTS.....2  
 NUMBER OF LOTS CREATED.....1  
 MILES OF FULL-WIDTH STREETS.....0 MILES  
 MILES OF HALF-WIDTH STREETS.....0 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES  
 DATE OF SURVEY.....OCTOBER 2019

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Legal Description**

LOT NUMBERED FOURTEEN (14), BLOCK E-1 OF THE SECOND REPLAT OF A PORTION OF NETHERWOOD PARK AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 21, 1957 IN BOOK D2 PAGE 42 AND THE NORTHEASTERLY PORTION OF LOT 15 OF BLOCK E-1, NETHERWOOD PARK AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED FILED SEPTEMBER 19, 1958 IN BOOK 443, PAGE 211 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. ALL TOGETHER BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A PK NAIL WITH TAG "LS 14271," BEING A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 15, WHENCE, A TIE TO THE NORTHEASTERLY CORNER OF SAID TRACT 15, BEARS N 50°52'32" E, A DISTANCE OF 53.58 FEET, ALSO FROM THE POINT OF BEGINNING, WHENCE A TIE TO ACS MONUMENT "9-J15," BEARS S 35°09'53" W, A DISTANCE OF 5613.19 FEET;

THENCE, FROM THE POINT OF BEGINNING, N 50°52'32" E, A DISTANCE OF 53.58 FEET TO THE MOST NORTH COMMON CORNER BETWEEN LOTS 14 AND 15, MARKED BY A PK NAIL WITH TAG "LS 14271";

THENCE, N 51°19'43" E, A DISTANCE OF 72.04 FEET TO THE MOST NORTH CORNER OF SAID LOT 14 BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 41°33'51" E, A DISTANCE OF 131.79 FEET TO THE MOST EAST CORNER OF LOT 14 AND A POINT ON THE NORTHERLY RIGHT OF WAY OF HAROLD PLACE N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271"

THENCE COINCIDING SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 2 COURSES:

29.73 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 81.12 FEET, A DELTA OF 17°49'21" AND A CHORD BEARING S 59°13'44" W, A DISTANCE OF 29.56 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

103.82 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 333.76 FEET, A DELTA OF 17°49'21" AND A CHORD BEARING OF S 60°49'02" W, A DISTANCE OF 103.40 FEET TO THE MOST SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY N 39°11'35" W, A DISTANCE OF 110.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3510 ACRES (15,290 SQ. FT.) MORE OR LESS.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 1016-099-100102-31006  
 1016-099-094097-31026

PROPERTY OWNER OF RECORD  
 (2018) *Simsom & Mossman* (2019) *Fritts*  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for**  
**Lot 14-A, Block E-1**  
**Netherwood Park**  
 Being Comprised of  
**Lot 14 and a portion of Lot 15,**  
**Block E-1**  
**Netherwood Park**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2019

Project Number: PR2019-002308

Application Number: SD-2019-00194

**Plat Approvals:**

*Ryk* 11/7/19  
 PNM Electric Services  
*Don Brunk* 11/6/19  
 Qwest Corp d/b CenturyLink QC  
*Off* 11/6/19  
 New Mexico Gas Company  
*Comcast* 11/8/19

**City Approvals:**

*Seven M. Risenhoover P.S.* 10/24/19  
 City Surveyor  
*Don Wheeler* 11/13/19  
 Traffic Engineer  
*ABCWJA* 11/18/19  
 11.13.19  
 Code Enforcement  
*Debi M. Friedt* 11/6/19  
 AMAFCA  
*11/13/19*  
 City Engineer  
*Julene Wulping* 11/19/19  
 DRP Chairperson, Planning Department  
*11-13-2019*  
 PARKS AND RECREATION DEPARTMENT

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 10/24/19  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com  
  
 Sheet 1 of 2  
 180756

**Plat for  
 Lot 14-A, Block E-1  
 Netherwood Park  
 Being Comprised of  
 Lot 14 and a portion of Lot 15,  
 Block E-1  
 Netherwood Park  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2019**

**Zoning and City Variance Notes**

1. A ZONING VARIANCE FOR LOT SIZE APPROVED BY THE ZONE HEARING EXAMINER WAS APPROVED ON SEPTEMBER 17, 2019, APPLICATION #VA-2019-00232 AND PROJECT #2019-002308.

**Legend**

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PLAT (06/21/1957 D2-42)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES DEED (04/07/2011 DOC. #2011033691)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES DEED (07/21/2011 DOC. #2011066489)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

**Easement Notes**

- 1 EXISTING 5' P.U.E. (6/21/1957, D2-42)
- 2 EXISTING 5' X 30' ANCHOR EASEMENT (6/21/1957, D2-42)

**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.

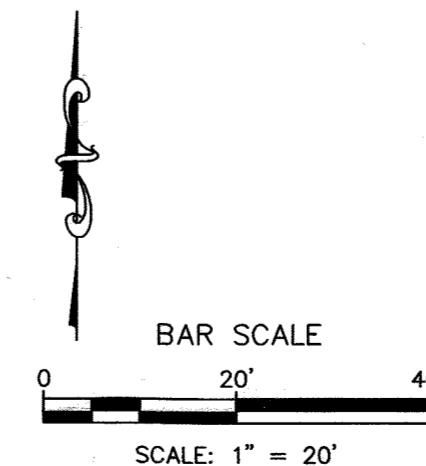
**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) 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.



ACS Monument "9\_J15"  
 NAD 1983 CENTRAL ZONE  
 X=1526869.928\*  
 Y=1489021.809\*  
 Z=5093.057\* (NAVD 1988)  
 G-G=0.999675053  
 Mapping Angle=-0°13'05.60"  
 \*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	103.82'	333.76' (333.76')	17°49'21"	103.40'	S 60°49'02" W
C2	29.73' (29.73')	81.12' (81.12')	20°59'55"	29.56'	S 59°13'44" W



**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244