

VICINITY MAP NO. H-12-Z

GENERAL NOTES:

1. UNLESS NOTED, ALL REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS EASEMENTS OF RECORD.
3. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
4. DISTANCES ARE GROUND BEARINGS ARE GRID.
5. DISTANCES AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
6. DATE OF FIELD WORK: OCTOBER 1, 2019.
7. REBAR IS TO BE SET AT ALL CORNERS AND AT ANY OTHER POINTS WHERE NECESSARY TO PREVENT COLLAPSE OF FOUNDATION WALLS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
8. PLATS USED TO ESTABLISH BOUNDARY:
 - A. BOUNDARY SURVEY PLAT OF TRACT 300-A-1 AND TRACT 300-A-2-B-1
 - B. MOORE RIO GRANDE CONSERVANCY DISTRICT MAP 38
 - C. FILED MARCH 29, 2004 IN BOOK 2004S, PAGE 22, DOCUMENT NO. 2004-0180
9. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS DEFINED AS AN AREA WITH REDUCED RISK DUE TO LEVEE AND IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN, FEMA FIRM PANEL NO. 350010031H, DATED 08/18/2012.
10. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS DRAINAGE EASEMENTS ARE HEREBY DESIGNATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE SUBDIVISION WITHIN THE SUBDIVISION FOR THE PURPOSES OF PERMITTING THE CONSTRUCTION OF STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTEE SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE 12/8/19, AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER'S STAMP DATE 12/8/19. REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER'S STAMP DATE 12/8/19. NO FENCE WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONDITIONS OF THE LOT OWNERS OF THE SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE EASEMENT AND FACILITIES MAY ENTER UPON SAID AND PERFORM SAID MAINTENANCE AND THE SAID LOT OWNERS, THE SAID CITY ENGINEER, AND THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE COST OF PERFORMING SAID MAINTENANCE AND FACILITIES. THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE DRAINAGE REPORT AND PLANS PROVIDED FOR HEREON OR ON GRANTEE'S FAILURE TO CONSTRUCT, MAINTAIN, OR PROPERLY MAINTAIN DRAINAGE FACILITIES.

THE GRANTEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS OR DAMAGES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, OR ON GRANTEE'S FAILURE TO CONSTRUCT, MAINTAIN, OR PROPERLY MAINTAIN DRAINAGE FACILITIES.

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 (P.S.N.M.), a New Mexico corporation, (P.S.N.M. Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities; B. Public Service Company of New Mexico (P.S.N.M.), a New Mexico corporation, for installation, maintenance, and service of overhead and underground gas lines, valves and other equipment and facilities; C. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities; D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities; E. Other utility easements as shown on this plat. All easements shall extend ten (10) feet in front of transformer/pole/valve doors and five (5) feet on each side.

included, is the right to build, install, construct, reconstruct, locate, relocate, strengthen, remove, replace, modify, repair, maintain, inspect, test, operate, and access 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 purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pad decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property shall not be sold, leased, mortgaged, or otherwise encumbered without the written consent of Grantor. Property shall not be sold, leased, mortgaged, or otherwise encumbered without the written consent of Grantor. Property shall not be sold, leased, mortgaged, or otherwise encumbered without the written consent of Grantor. Property shall not be sold, leased, mortgaged, or otherwise encumbered without the written consent of Grantor.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

PROPERTY OWNER OF RECORD: Masters, Jody
 BERNALILLO CO. TREASURER'S OFFICE: 5/14/20

UPC# 1-012-059-460006-40260

19-0673 (2000).dwg PRINTED: 1/3/2020

2021C-52

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACT 300-A-1 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "8-H13" HAVING NEW MEXICO STATE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,495,058.484 AND E=-1,514,348.572 BEARS N. 33 DEG. 43' 43" E., A DISTANCE OF 2725.24 FEET RUNNING THENCE S. 13 DEG. 21' 27" W., A DISTANCE OF 232.96 FEET TO THE SOUTHEAST CORNER; THENCE N. 74 DEG. 43' 22" W., A DISTANCE OF 191.29 FEET TO THE SOUTHWEST CORNER; THENCE N. 35 DEG. 07' 39" E., A DISTANCE OF 62.78 FEET TO AN ANGLE POINT; THENCE N. 28 DEG. 41' 27" E., A DISTANCE OF 177.22 FEET TO THE NORTHWEST CORNER; THENCE S. 76 DEG. 49' 57" E., A DISTANCE OF 36.52 FEET TO AN ANGLE POINT; THENCE S. 74 DEG. 46' 14" E., A DISTANCE OF 84.56 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.8187 ACRES MORE OR LESS.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT THREE HUNDRED-A-1 (300-A-1), M.R.G.C.D. MAP NO. 38 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

FEEE CONSENT

THE SUBDIVISION HEREOF 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.

OWNER: Jody Masters DATE: 5-4-20

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 4th DAY OF May 2020

BY: Jodie Masters OWNERS NAME

MY COMMISSION EXPIRES: 11-10-22 BY NOTARY PUBLIC



DOC# 2021056480

05/12/2020 08:42 PM Linda Stever, Bernalillo County

PLAT OF
 LOTS 1 & 2
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020

PROJECT NUMBER: 2019-002332
 APPLICATION NUMBER: 50 210-00085

UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO: 11/9/2020
 NEW MEXICO GAS COMPANY: 9/6/2020
 QUEST CORPORATION D/B/A CENTURYLINK QC: 5/3/20

CITY APPROVALS:
Jean G. Rindorven P.S. DATE: 6/9/2020
 CITY SURVEYOR: Jodie Masters DATE: 5/4/2020

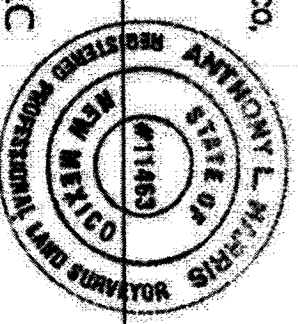
REAL PROPERTY DIVISION (CONDITIONAL): 5/4/2020
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): Dec 3, 2020
 TRANSPORTATION DIVISION: Dec 3, 2020
 FIRE DEPARTMENT: Dec 3, 2020
 PARKS AND RECREATION DEPARTMENT: 10/24/2020

CONTRACTOR: Conest Denny DATE: Dec 3, 2020
 CITY ENGINEER: Jody Masters DATE: May 3, 2021
 DRB CHAIRPERSON, PLANNING DEPARTMENT: Cald Catala DATE: Dec 3, 2020

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 4th DAY OF May 2020
 ANTHONY L. HARRIS, P.S. # 11463

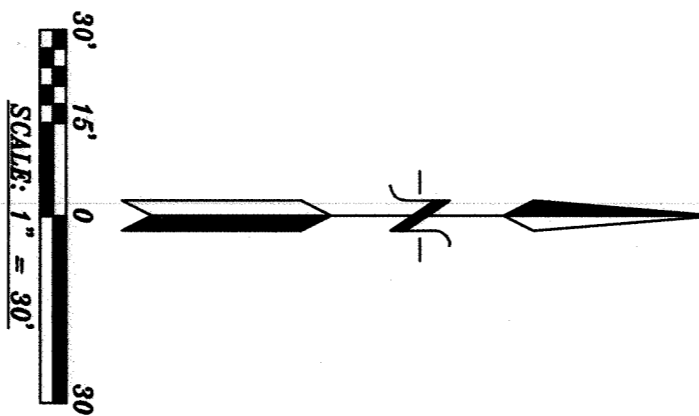
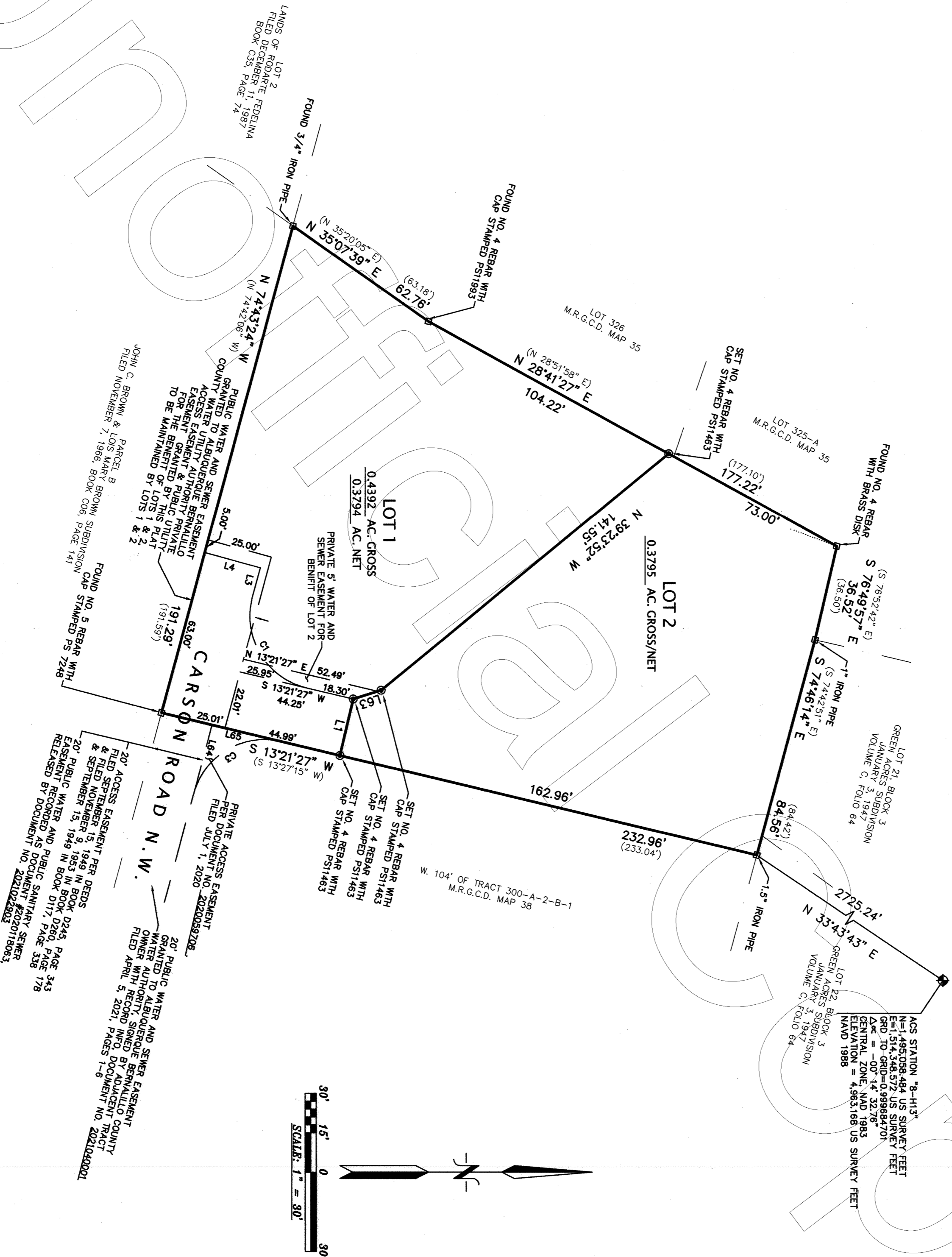
THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 333 TOMAS BLVD., N.E. 87102 FAX: (505) 998-0305



2021C-52

LINE	BEARING	DISTANCE
L1	S 76°38'33" E	22.00'
L3	N 74°43'24" W	11.30'
L4	N 15°16'36" E	22.00'
L63	S 17°22'45" E	11.08'
L64	S 74°43'24" E	27.08'
L65	S 13°21'27" W	27.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.92'	28.00'	91°55'09"	N 59°19'01" E	40.26'
C3	43.04'	28.00'	88°04'51"	S 30°40'39" E	38.93'



PLAT OF
LOTS 1 & 2
 WITHIN
LANDS OF MASTERS, BORIN & MEMBER

TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020

DOCH 2021056480
 06/19/2021 09:42:29M Page: 2 of 2 Linda Stover, Bernalillo County
 PLAT R-325, 00 B-2021056480

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

(2)