



LOCATION MAP
ZONE ATLAS MAP NO. J-14-Z

SUBDIVISION DATA

1. DRB PROJECT #: PR-2019-002370
2. ZONE ATLAS INDEX NO.: J-14
3. GROSS SUBDIVISION ACREAGE: 0.2570 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 3
5. TOTAL NUMBER OF PROPOSED LOTS: 1
6. DATE OF SURVEY: MAY 2018

LINE DATA

NO. BEARING & DISTANCE
L1 N 84°58'24" W, 6.00'

LEGAL DESCRIPTION

Lots numbered One (1), Two (2) and Three (3) in Block numbered Four (4) of the Anderson Addition, No. 2 to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 5, 1921, together with a portion of the vacated alley contiguous and adjacent to subject premises, vacated by the City of Albuquerque in Ordinance No. 2027, dated November 21, 1961, and being more particularly described as follows;

Beginning at the southwest corner of the parcel of land herein described, being the southwest corner of said Lot 1, Block 4, Anderson Addition No. 2 and a point at the intersection of the northerly right-of-way line of Kinley Avenue N.W. and the easterly right-of-way line of 8th Street N.W., whence the City of Albuquerque control point "17-J14" bears S 04°38'22" W, 2,643.62 feet distance; thence,

N 06°15'37" E, 81.80 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of said Lot 3, Block 4, and the southwest corner of Lot 4, Block 4, Anderson Addition No. 2; thence,

S 83°36'57" E, 135.12 feet distance to the northeast corner of the parcel of land herein described being a point of the easterly line of vacated 10' alley and a point on the westerly line of Lot 17, Block 13, Albright-Moore Addition (plat filed 2/26/1921 in D-143); thence,

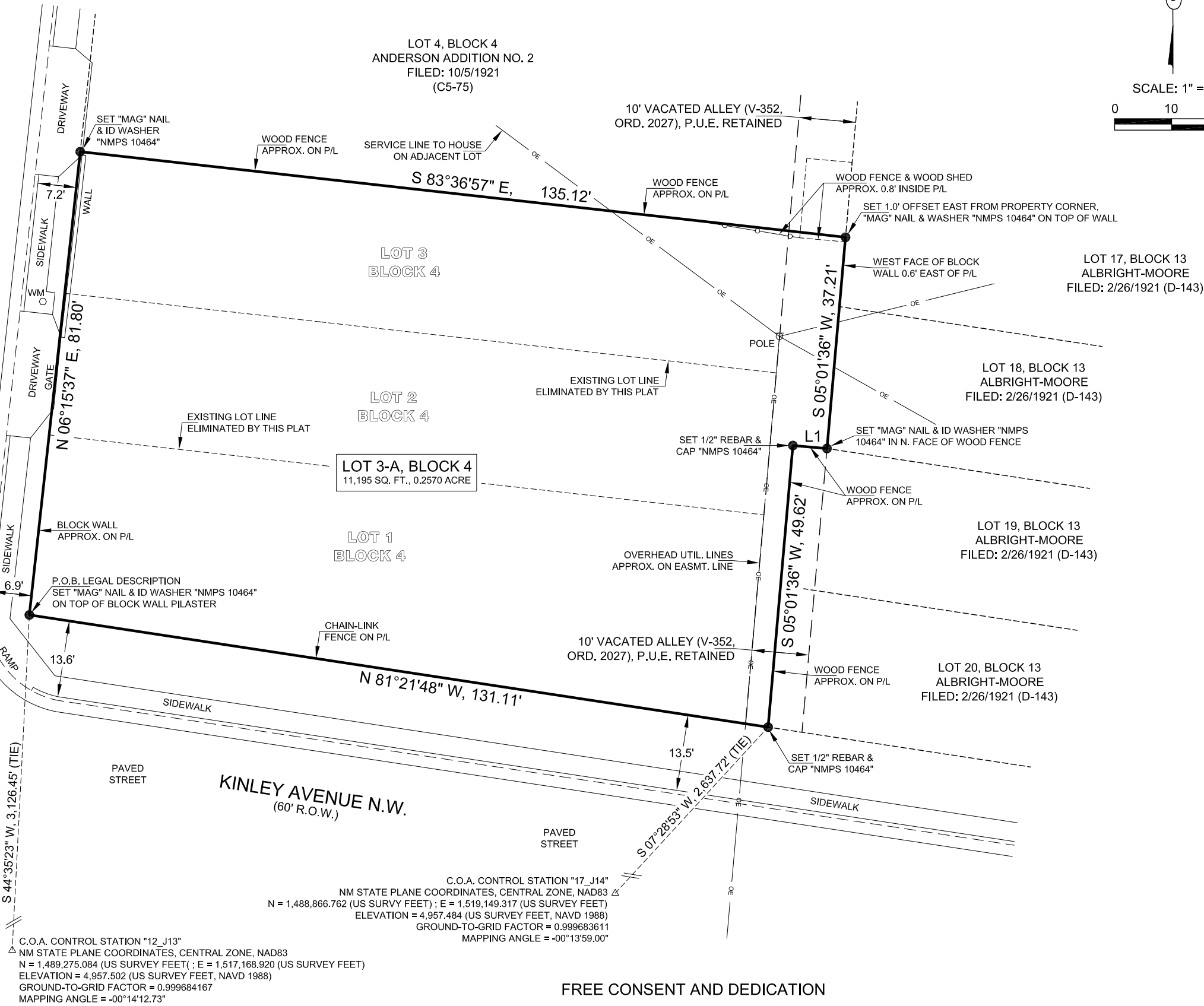
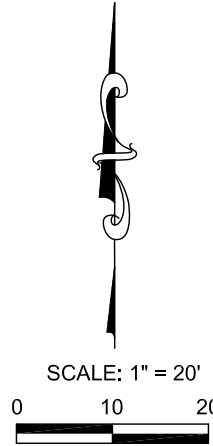
S 05°01'36" W, 37.21 feet distance to a point; thence,
N 84°58'24" W, 6.00 feet distance to a point; thence,
S 05°01'36" W, 49.62 feet distance to the southeast corner of the parcel of land herein described being a point on the northerly right-of-way line of Kinley Avenue N.W.; thence,

N 81°21'48" W, 131.11 feet distance to the southwest corner and point of beginning of the parcel of land herein described.

Said parcel contains 11,195 square feet, 0.2570 acre.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINES BETWEEN 3 LOTS AND TO CREATE 1 NEW LOT SUITABLE FOR RE-DEVELOPMENT.



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, 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 ERRECTED 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, UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THEY 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.

VARIANCE NOTE

VARIANCE WAS GRANTED BY THE CITY OF ALBUQUERQUE (VA-2019-00197 DECISION DATED 7/31/2019, PROJECT NO. 2019-002490) TO ALLOW A SINGLE LOT TO BE MORE THAN 25% LARGER THAN THE AVERAGE SIZE OF THE LOTS ON THE BLOCK.

STATEMENT OF EASEMENTS

EXISTING EASEMENTS SHOWN HEREON ARE AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AS DESCRIBED IN THE ALLEY VACATION DOCUMENTS, AND AS PROVIDED BY THE OWNERS.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

KENNETH RICHARD COOPER

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO
STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, BY _____

My Commission Expires: _____
Notary Public

SKETCH PLAT OF LOT 3-A, BLOCK 4, ANDERSON ADDITION NO. 2 WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 17 T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2019

APPROVED AND ACCEPTED BY:

PR-2019-002370 SD-2019-00164
DRB PROJECT NO. APPLICATION NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

PARKS AND RECREATION DEPARTMENT DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

A.M.A.F.C.A. DATE

CITY SURVEYOR DATE

CODE ENFORCEMENT DATE

UTILITY APPROVALS:

PNM DATE

NM GAS COMPANY DATE

CENTURYLINK DATE

COMCAST DATE

NOTES

1. Bearings are grid based on NM State Plane Coordinate System, Central Zone, NAD83 datum. Basis of bearings is bearing N 78°21'00" W between City of Albuquerque control points "17-J14" and "12-J13". Distances are ground and record (along original subdivision lot lines). There are no record bearings shown on the recorded plat of the subdivision.
2. Record legal description and easements were provided in the commitment for title insurance No. 01147-45952 dated 4/23/2018 by Stewart Title Guaranty Company. The boundary survey of the subject property was recorded on 6/28/2018 in Book 2018S, Page 78.
3. All property corners were found, set or otherwise determined as shown hereon.
4. Documents used to perform this survey are subdivision plats and public alley vacation document referenced hereon.
5. The subject property is located within Zone "X" (Other Areas, Areas determined to be outside the 0.2 percent annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 35001C0332G dated 9/26/2008.
6. Existing service line from pole to house on Lot 4 will be allowed to remain in place per PNM request.

TREASURER'S TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #1 014 058 081422 52501
PROPERTY OWNER OF RECORD: KENNETH R. COOPER

BERNALILLO COUNTY TREASURER'S OFFICE: _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9/9/2019

DATE

VLADIMIR JIRIK, NMPS NO. 10464
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