

Vicinity Map - Zone Atlas C-18-Z

Purpose of Plat

1. GRANT EASEMENTS AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

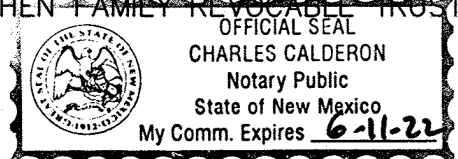
Solar Collection Note

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.

Free Consent and Dedication

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT AND DEDICATE THE RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS.

James R. Achen Sr. 9-12-19
 JAMES R. ACHEN TRUSTEE DATE
 CREDIT SHELTER TRUST U/T ACHEN FAMILY REVOCABLE TRUST



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12th of September, 2019
 BY: JAMES R. ACHEN, TRUSTEE
 CREDIT SHELTER TRUST U/T ACHEN FAMILY REVOCABLE TRUST

By: *Charles Calderon*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Projected Section 13, Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Grant
 Subdivision: North Albuquerque Acres, Tract A, Unit B
 Owner: Credit Shelter Trust U/T Achen Family Revocable Trust
 UPC #101806443535410222

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101806443535410222

UPC # _____

PROPERTY OWNER OF RECORD *James R Achen Trust*

BERNALILLO COUNTY TREASURER'S OFFICE *Linda McEany*

Subdivision Data

GROSS ACREAGE.....0.7694 ACRES
 ZONE ATLAS PAGE NO.....C-18-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.00 MILES
 MILES OF HALF-WIDTH STREETS.....0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.2346 ACRES
 DATE OF SURVEY.....JUNE 2019

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006 AND MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)

Legal Description

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED TWENTY-NINE (29), TRACT LETTERED A, UNIT LETTERED B, OF NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1926, IN VOLUME D, FOLIO 130.

Documents

1. PLAT OF RECORD FOR NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON APRIL 24, 1936 IN BOOK D, PAGE 130.
2. QUITCLAIM DEED FOR THE SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 29, 2014, AS DOD. NO. 2014103082.

Plat for
Lot 11-A, Block 29
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Lots 11, Block 29
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
September 2019

Project Number: PR-2019-002423

Application Number: SD-2019-00173

Plat Approvals:

[Signature] 9-27-19
 PNM Electric Services
[Signature] 9/30/19
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 9/24/19
 New Mexico Gas Company
[Signature] 9/25/19
 Comcast

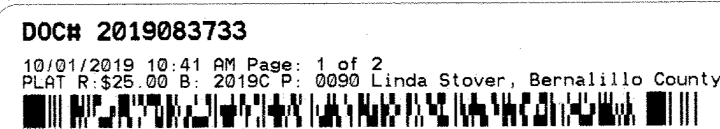
City Approvals:

Joseph M. Riekenover P.S. 9/12/19
 City Surveyor
[Signature] 9/25/19
 Traffic Engineer
Christophe Cadena 09-25-19
 ABCWUA
Nicole H. Friedt 9/24/19
 AMAFCA
[Signature] 9/25/19
 City Engineer
[Signature] 10-1-19
 DRB Chairperson, Planning Department
 Code Enforcement 9.25.19

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. 9/12/19
 Will Plotner Jr. Dgte
 N.M.R.P.S. No. 14271
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 SHEET 1 OF 2
 062665



2019C-90

(1)

ACS Monument "10_C18"
 NAD 1983 CENTRAL ZONE
 X=1542565.263*
 Y=1524123.885*
 Z=5222.09* (NAVD 1988)
 G-G=0.999665042
 Mapping Angle=-0°11'19.43"

*US Survey Feet

DOCH 2019083733

10/01/2019 10:41 AM Page: 2 of 2
 PLAT R: \$25.00 B: 2019C P: 0090 Linda Stover, Bernalillo County

Plat for
Lot 11-A, Block 29
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Lot 11, Block 29
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
September 2019

Alameda Blvd NE
 (62' + 62' R/W)
 (165.00') Dedicated by this plat (S 90°00'00" E)
 164.71' S 89°45'23" E

Dedicated Right-of-Way to the COA
 in fee simple title with warranty covenants
 4,943 Sq. Ft.
 0.1135 Acres S 89°45'23" E

Dedicated Right-of-Way to the COA
 in fee simple title with warranty covenants
 5,276 Sq. Ft.
 0.1211 Acres S 89°45'23" E

ACS Monument "7_C19"
 NAD 1983 CENTRAL ZONE
 X=1550417.138*
 Y=1522068.52*
 Z=5485.723* (NAVD 1988)
 G-G=0.999650745
 Mapping Angle=-0°10'24.78"

*US Survey Feet

Easement Notes

- 1 EXISTING 7' UTILITY EASEMENT FOR PNM AND MST&T (10/9/1979, BK. MISC. 722, PG. 601, AS DOC. NO. 7975848)
- 2 EXISTING TEMPORARY DRAINAGE EASEMENT FOR A TEMPORARY STORMWATER RETENTION POND. PER THE DOCUMENT OF RECORD, "THIS EASEMENT WILL BE RELEASED WHEN THE CITY ENGINEER DETERMINES THAT THE EASEMENT IS NO LONGER REQUIRED". (11/09/2007, AS DOC. NO. 2007156040)

Lot 10, Block 29
 Tract A, Unit B
 North Albuquerque Acres
 (Bk. D, Pg. 130, 4/24/1936)

Lot 12, Block 29
 Tract A, Unit B
 North Albuquerque Acres
 (Bk. D, Pg. 130, 4/24/1936)

Lot 11-A
 33,514 Sq. Ft.
 0.7694 Acres

Lot 22, Block 29
 Tract A, Unit B
 North Albuquerque Acres
 (Bk. D, Pg. 130, 4/24/1936)

Lot 21, Block 29
 Tract A, Unit B
 North Albuquerque Acres
 (Bk. D, Pg. 130, 4/24/1936)

Lot 23, Block 29
 Tract A, Unit B
 North Albuquerque Acres
 (Bk. D, Pg. 130, 4/24/1936)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/24/1936, D-130)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

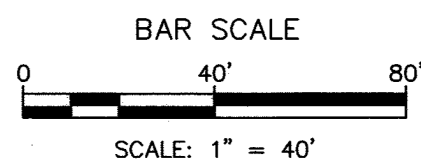
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



Signal Ave NE
 (56' R/W)

CARTESIAN SURVEYS INC.

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

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2019 C-90

(2)