

Vicinity Map - Zone Atlas L-19-Z

N.T.S.

Documents

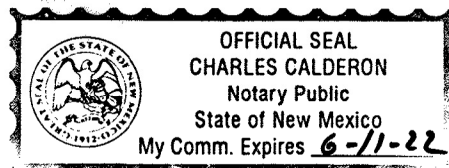
1. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-53988 AND AN EFFECTIVE DATE OF MAY 7, 2019.
2. PLAT OF RECORD FOR EMIL MANN ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1971 IN BOOK B5, PAGE 187.
3. CORRECTED PERSONAL REPRESENTATIVE'S DEED FOR THE NORTH 50 FEET OF LOT C, BLOCK 25, EMIL MANN ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 2002, IN BOOK A38, PAGE 6582, DOC. NO. 2002086822.
4. CORRECTED PERSONAL REPRESENTATIVE'S DEED FOR THE SOUTH 50 FEET OF LOT C, BLOCK 25, EMIL MANN ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 2002, IN BOOK A38, PAGE 6583, DOC. NO. 2002086823.

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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

David Marsico 6-11-2019
 DAVID MARSICO, OWNER DATE

Rita Marsico 6-11-2019
 RITA MARSICO, OWNER DATE



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11th June, 2019
 BY: DAVID AND RITA MARSICO, HUSBAND AND WIFE, AS OWNERS

By: *Chris Cruz*
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

DOC# 2019053117
 06/26/2019 12:04 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2019C P: 0062 Linda Stover, Bernalillo County

Indexing Information

Section 30, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Emil Mann Addition
 Owner: David and Rita Marsico
 UPC #: 101905621337720707

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.3115 ACRES
 ZONE ATLAS PAGE NO.....L-19-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....MAY 2019

Legal Description

LOT LETTERED "C" IN BLOCK NUMBERED TWENTY-FIVE (25) OF THE RE-PLAT OF LOTS 5-A, 5-B, 6-A, 6-B, AND THE NORTH ONE-HALF OF LOTS 7-A AND 7-B IN BLOCK 25, EMIL MANN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RE-PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 21, 1971 IN PLAT BOOK B-5, FOLIO 187.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 1-09-056-213377-26707

PROPERTY OWNER OF RECORD
Marsico David & Rita
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 6/26/19

Plat for
 Lots C-1 and C-2, Block 25
 Emil Mann Addition
 Being Comprised of
 Lot C, Block 25
 Emil Mann Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2019

Project Number: PR-2019-002452

Application Number: SD-2019-00117

Plat Approvals:

[Signature] 6-13-19
 PNM Electric Services
Natalia Antonis 6-21-19
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 6/14/19
 New Mexico Gas Company
[Signature] 6/18/19
 Comcast

City Approvals:

[Signature] 6/11/19
 City Surveyor
[Signature] 6/26/19
 Traffic Engineer
[Signature] 06-26-19
 ABCWA
[Signature] 6/26/19
 Code Enforcement
[Signature] 6/24/19
 AMAFCA
[Signature] 6/26/19
 City Engineer
[Signature] 6-26-2019
 DRB Chairperson, Planning 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. 6/10/19
 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

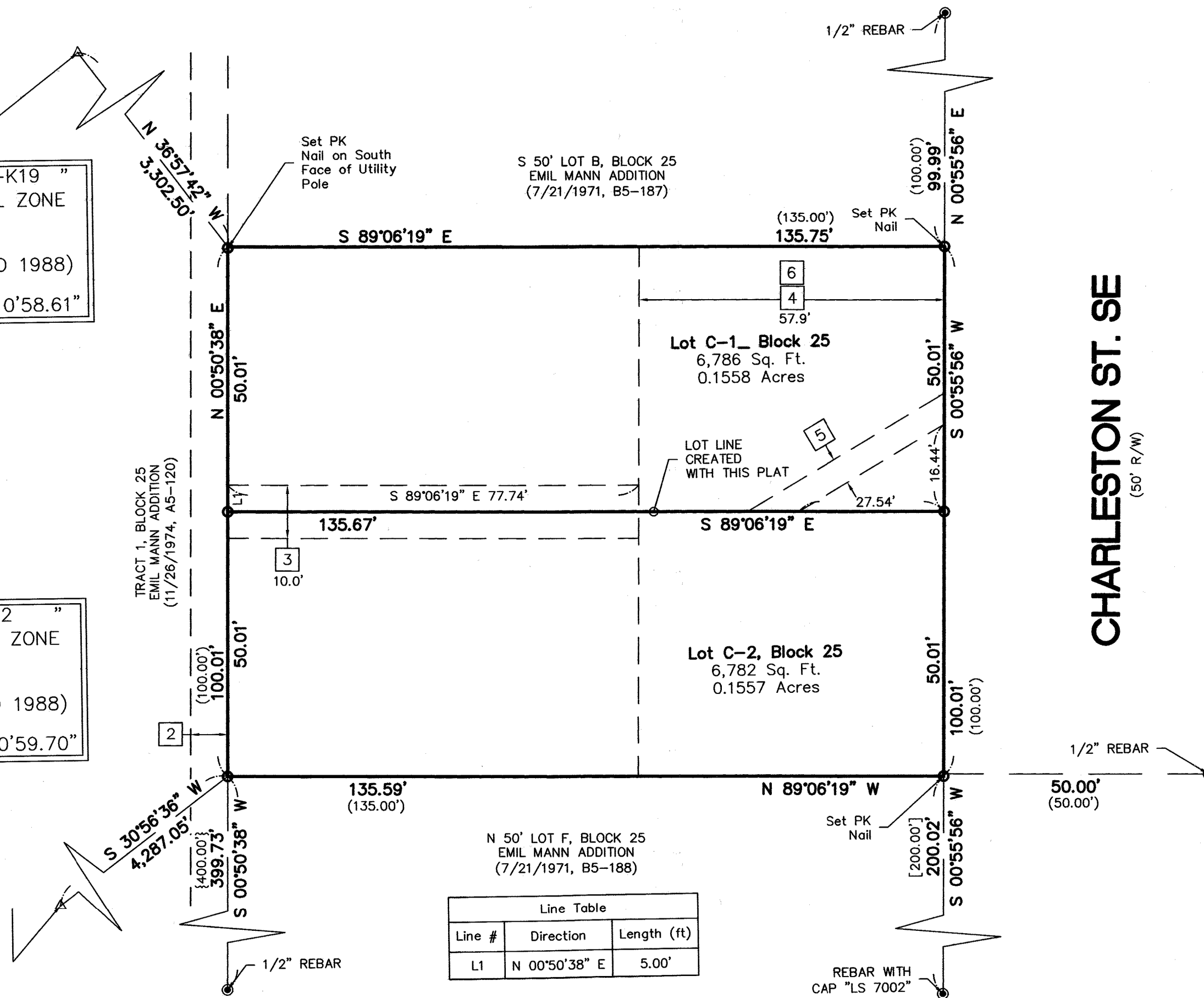
2019C-62

(1)

**Plat for
Lots C-1 and C-2, Block 25
Emil Mann Addition
Being Comprised of
Lot C, Block 25
Emil Mann Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2019**

ACS Monument "7-K19"
NAD 1983 CENTRAL ZONE
X=1545165.941 *
Y=1483044.082 *
Z=5325.987 * (NAVD 1988)
G-G=0.999659513
Mapping Angle=-0°10'58.61"
*U.S. SURVEY FEET

ACS Monument "G-2"
NAD 1983 CENTRAL ZONE
X=1544945.855 *
Y=1476630.47 *
Z=5337.43 * (NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"
*U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/21/1971, B5-187)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (7/18/1944, D-78)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (7/21/1971, B5-188)
●	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:
- 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.
 - 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.
 - 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.
 - Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

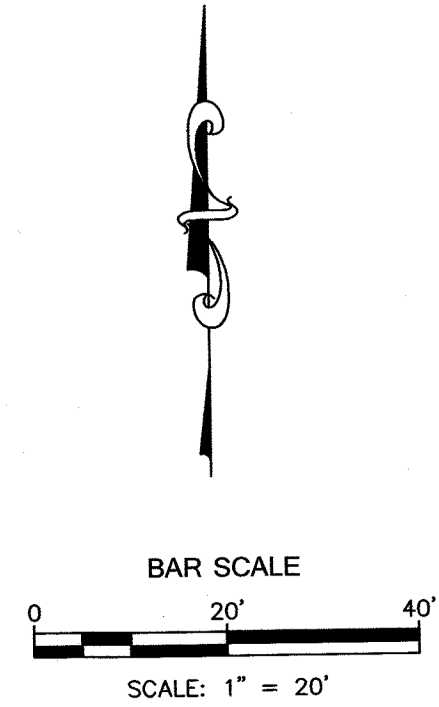
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

Easement Notes

- INTENTIONALLY OMITTED
- EXISTING 7' PUBLIC UTILITY EASEMENT (11/26/1974, A5-120)
- PRIVATE RECIPROCAL PEDESTRIAN ACCESS EASEMENT BENEFITING BOTH LOT OWNERS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH LOT GRANTED BY THE FILING OF THIS PLAT
- PRIVATE CROSS LOT DRAINAGE BENEFITING BOTH LOT OWNERS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH LOT GRANTED BY THE FILING OF THIS PLAT
- 5' WATER SERVICE EASEMENT BENEFITING LOT C-2, WATER SERVICE PIPE TO BE MAINTAINED BY THE OWNER OF LOT C-2, AND ABOVE GROUND FEATURES TO MAINTAINED BY THE OWNER OF LOT C-1, TO BE GRANTED WITH THE FILING OF THIS PLAT
- A PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER ALL OF THAT PORTION OF LOTS C-1 AND C-2, AS SHOWN HEREON WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDINGS AND IMPROVEMENTS. MAINTENANCE OF SAID ACCESS AND PARKING EASEMENT SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID LOT C-1 AND C-2.



2019C-62

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