

Vicinity Map - Zone Atlas C-18-Z

**Purpose of Plat**

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

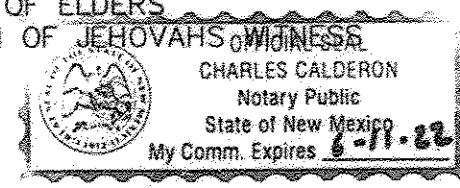
**Solar Collection Note**

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 LOTS 12 AND 21, 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.

*Charles Robert Bush* 8-6-19  
 CHARLES ROBERT BUSH  
 COORDINATOR OF THE BODY OF ELDERES  
 DESERT HILLS CONGREGATION OF JEHOVAHS WITNESSES



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6<sup>th</sup> of August 2019  
 BY: CHARLES ROBERT BUSH, COORDINATOR OF THE BODY OF ELDERES  
 DESERT HILLS CONGREGATION OF JEHOVAHS WITNESS

By: *Charles*  
 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: Desert Hills Congregation of Jehovahs Witness  
 UPC #101806445235410221 (Lot 12)  
 UPC #101806445233010212 (Lot 21)

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 1018064445235410221

UPC # 101806445233010212

PROPERTY OWNER OF RECORD Desert Hills Congregation of Jehovahs witnesses & 6tal

BERNALILLO COUNTY TREASURER'S OFFICE *Michelle Rodriguez*

**Subdivision Data**

GROSS ACREAGE. . . . . 2.0028 ACRES  
 ZONE ATLAS PAGE NO. . . . . C-18-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 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. . . . . 0.3486 ACRES  
 DATE OF SURVEY. . . . . FEBRUARY 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)
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Legal Description**

LOTS NUMBERED TWELVE (12) AND TWENTY-ONE (21) 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. WARRANTY DEED FOR LOT 21, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 11, 2007 IN BOOK A137, PAGE 105, AS DOC. NO. 2007070247.
2. QUITCLAIM DEED FOR LOT 12, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 11, 2007 IN BOOK A137, PAGE 107, AS DOC. NO. 2007070249.
3. PLAT OF RECORD FOR NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON APRIL 24, 1926 IN BOOK D, FOLIO 130.

DOC# 2021057811  
 05/17/2021 09:40 AM Page: 1 of 2  
 PLAT R-525.00 B-20210 P-0064 Linda Stover, Bernalillo County

Plat for  
 Lot 12-A, Block 29  
 North Albuquerque Acres  
 Tract A, Unit B  
 Being Comprised of  
 Lots, 12 & 21, Block 29  
 North Albuquerque Acres  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2019

Project Number: PR-2019-002635

Application Number: SD-2019-00132

**Plat Approvals:**

- [Signature]* 8-8-19  
PNM Electric Services
- [Signature]* 8-8-19  
Qwest Corp d/b/a CenturyLink QC
- [Signature]* 8/8/19  
New Mexico Gas Company
- [Signature]* 8/8/19  
Comcast

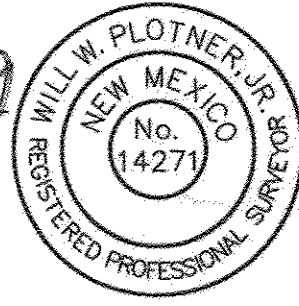
**City Approvals:**

- [Signature]* 8/5/19  
City Surveyor
- [Signature]* 8-7-19  
Traffic Engineer
- [Signature]* 08-07-19  
ABQWA
- [Signature]* 8/8/19  
AMAFCA
- [Signature]* 8/7/19  
City Engineer
- [Signature]* May 13, 2021  
DRB Chairperson, Planning Department
- [Signature]* 8.7.19  
Code Enforcement

**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.* 7/30/19  
 Will Plotner Jr. Date  
 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



**Plat for  
Lot 12-A, Block 29  
North Albuquerque Acres  
Tract A, Unit B  
Being Comprised of  
Lots, 12 & 21, Block 29  
North Albuquerque Acres  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2019**

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

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

DOCH 2021057811  
05/17/2021 09:40 AM Page: 2 of 2  
PLAT R:\$25.00 B: 2021C P: 0054 Linda Stover, Bernalillo County

**Easement Notes**

- 1 EXISTING 7' PNM AND MST&T EASEMENT (11/18/75, BK. MISC. 450, PG. 386, AS DOCUMENT NO. 95420)
- 2 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 7' PNM & MST&T EASEMENT (10/9/73, MISC. 723, PG. 602, AS DOCUMENT NO., 7975849)

**Public Utility Easements**

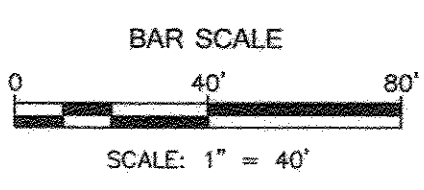
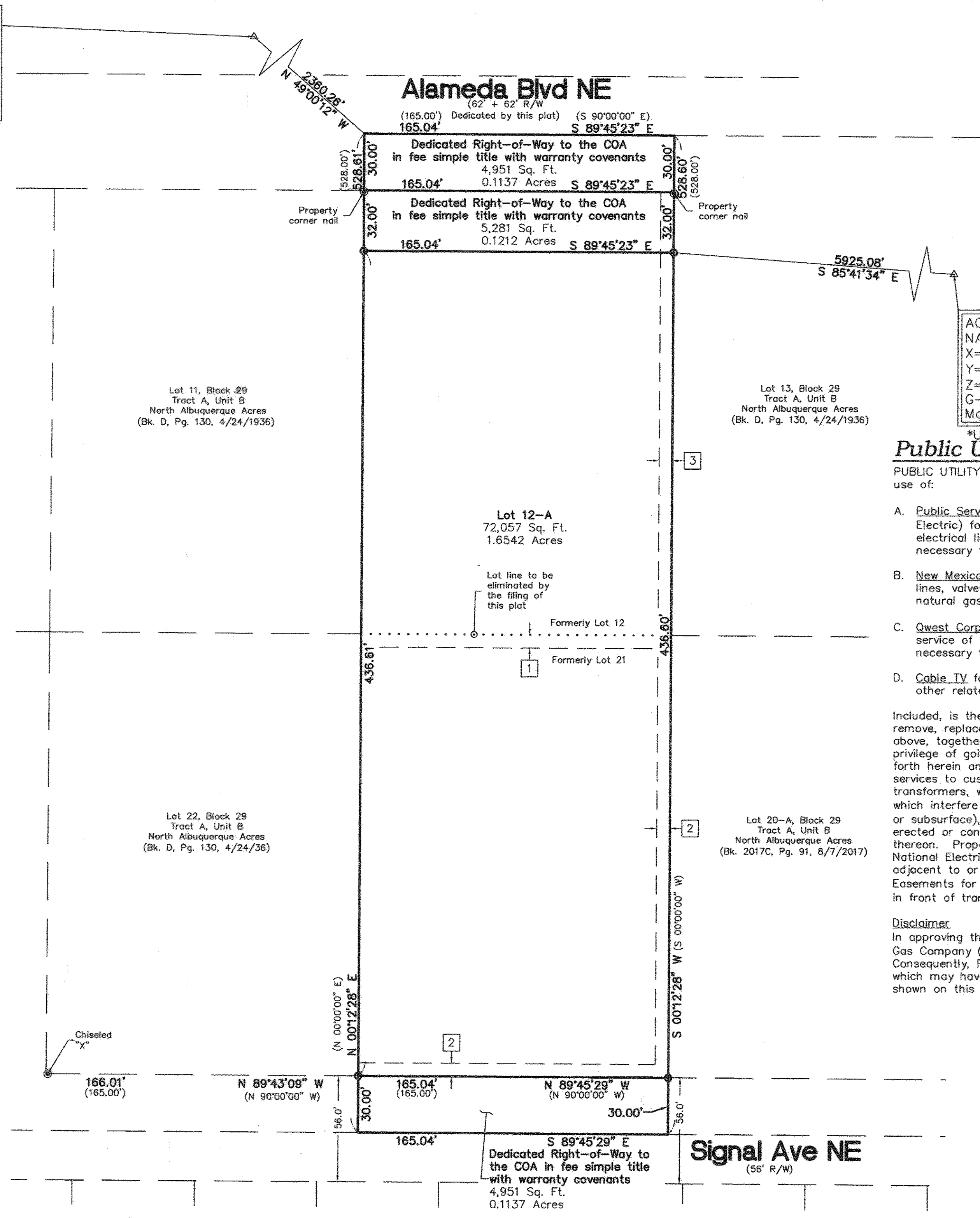
- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment 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.

**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 BATHY MARKER "LS 14271" UNLESS OTHERWISE NOTED
COA	INDICATES "CITY OF ALBUQUERQUE"



2021C-54

**CARTESIAN SURVEYS INC.**

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

(2)