

Vicinity Map - Zone Atlas C-18-Z

Notes

- 1. FIELD SURVEY PERFORMED IN IN AUGUST 2020 AND SUPPLEMENTARY DATA IN DECEMBER 2020 FOR LOT 21.
- 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. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999660414, WITH AN ORIGIN OF (0,0).

Documents

- 1. TITLE COMMITMENT FOR LOT 11 PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2005610 AND AN EFFECTIVE DATE OF JULY 6, 2020.
- 2. PLAT OF RECORD FOR LOTS 11 AND 12, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, PAGE 130.
- 3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, LOT 11, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 2017, AS DOC. NO. 2017124384.
- 4. TITLE COMMITMENT FOR LOT 12 PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2005921 AND AN EFFECTIVE DATE OF JULY 14, 2020.
- 5. WARRANTY DEED FOR SUBJECT PROPERTY, LOT 12, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1998, IN BOOK 9818, PAGE 1595, DOC. NO. 1998143411.
- 6. TITLE COMMITMENT FOR LOT 8-A PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2536832 AND AN EFFECTIVE DATE OF AUGUST 18, 2020.
- 7. PLAT OF RECORD FOR LOT 8-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 2015, IN BOOK 2015C, PAGE 104, DOC. NO. 2015078517.
- 8. WARRANTY DEED FOR SUBJECT PROPERTY, LOT 8-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 27, 2013, AS DOC. NO. 2013022132.
- 9. TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILED NO. 2581392 AND EFFECTIVE DATE OF DECEMBER 28, 2020.

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.

Indexing Information

Projected Sections 12 and 13, Township 11 North,
Range 3 East, N.M.P.M. Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Tract A, Unit B
Owner: Kassam Land Acquisition 9 LLC (Lot 8—A)
Sara J. Otto—Diniz (Lot 11)
Scott Cole (Lots 12)
UPC #: 101806440851110701 (Lot 8—A)

Purpose of Plat

- . SUBDIVIDE AS SHOWN HEREON.
- 2. VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
 DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

101806443651210522 (Lot 11)

101806445251210521 (Lot 12)

Subdivision Data

GROSS ACREAGE. 5.0214 ACRES
ZONE ATLAS PAGE NO. C-18-Z
NUMBER OF EXISTING LOTS. 3
NUMBER OF LOTS CREATED. 1
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. 0.02274 ACRES
DATE OF SURVEY. DÉCEMBER 2020

Legal Description

LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWENTY—SIX (26), OF TRACT "A", UNIT "B", NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN MAP BOOK "D", FOLIO 130.

AND

LOT 8-A, BLOCK 26, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AS DOCUMENT NO. 2015078517.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF PROPOSED LOT 8-A-1, ALSO BEING THE NORTHWEST CORNER OF LOT 9-P1, EAGLE ROCK ESTATES, AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF MODESTO AVENUE NW, AS SHOWN ON THE PLAT FILED ON APRIL 5, 2007, IN BOOK 2007C, PAGE 83, WHENCE, FROM SAID POINT OF BEGINNING, A TIE TO ACS MONUMENT "SMW_16" BEARS S 81°34'34" E, A DISTANCE OF 5367.09 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 00°12'14" W, A DISTANCE OF 234.46 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, N 89°38'47" W, A DISTANCE OF 164.89 FEET TO AN ANGLE POINT;

THENCE, N 89°41'33" W, A DISTANCE OF 165.67 FEET TO AN ANGLE POINT;

THENCE, N 89°41'38" W, A DISTANCE OF 495.42 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, N 00°17'27" E, A DISTANCE OF 234.25 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 9750":

THENCE, N 00°12'49" E, A DISTANCE OF 30.22 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 23, TIERRA SERENA SUBDIVISION FILED ON MARCH 15, 2018 IN BOOK 2018C, PAGE. 29;

THENCE, COINCIDING THE SOUTHERLY LINE OF SAID TIERRA SERENA SUBDIVISION S 89°41'12" E, A DISTANCE OF 464.93 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, 10.91 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 96.00 FEET, A DELTA OF 6'30'36", AND A CHORD BEARING N 50°24'43" E, A DISTANCE OF 10.90 FEET TO A POINT OF TANGENCY, BEING MARKED BY A REBAR WITH CAP "LS 14271":

THENCE, N 53'40'01" E, A DISTANCE OF 20.86 TO A POINT OF CURVATURE:

THENCE, 7.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 17°11'08", AND A CHORD BEARING N 45°04'27" E, A DISTANCE OF 7.47 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR WITH CAP "LS 14271"

THENCE, S 00°01'02" W, A DISTANCE OF 24.66 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF MODESTO AVENUE NE;

THENCE, S 89°39'52" E, A DISTANCE OF 330.18 FEET TO AN ANGLE POINT:

THENCE, S 00°12'14" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.0214 ACRES (218,732 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

101806443651210522

DOC# 2021069056

101806445251210521

06/11/2021 10:47 AM Page: 1 of 4 PLAT R:\$25.00 B: 2021C P: 0070 Linda Stover, Bernalillo County

101806440851110701

Plat for Lot 8-A-1, Block 26,

North Albuquerque Acres, Tract A, Unit B Being Comprised of

Lots 8-A-1, 11 and 12, Block 26,

PROPERTY OWNER OF RECORD

Kassam landdog 9uc/offo-Dinic Sava J North Albuquerque Acres, Tract A, Unit B

BERNALLIO COUNTY TREASURER'S OFFICE

Cole Scott

Bernalillo County, New Mexico

March 2021

Project Number: PR-2019-002761

Application Number: SD-2021-00053

Plat Approvals:

Rodney Fuentes Mar 16, 2021

PNM Electric Services
Natalia Antonio
Natalia Antonio (Mar 12, 2021 1751 MST)

Qwest Corp. d/b/a CenturyLink QC

Jeff Estvanko
Jeff Estvanko
Jeff Estvanko
Jeff Estvanko
Jeff Estvanko
Mar 12, 2021

New Mexico Gas Company
Miko Mortus

Mar 12, 2021

City Approvals:

3/12/2021 Loren N. Risenhoover P.S City Surveyor Jeanne Wolfenbarger Jun 3, 2021 Traffic Engineer Blaine Carter Jun 4, 2021 Jun 3, 2021 Parks and Recreation Department Jun 3, 2021 Carl Garcia (Jun 3, 2021-114 G**od**e Enforceme**n** t 3/22/2021 Einest armijo Jun 3, 2021 City Engineer Jun 4, 2021 BRB Chairperson, Plannina 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 FOR THE CITY OF ALBUQUERQUE 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. N.M.R.P.S. No. 14271 3 19/2021 Date

CSI-CARTESTAN SURVEYS INC

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

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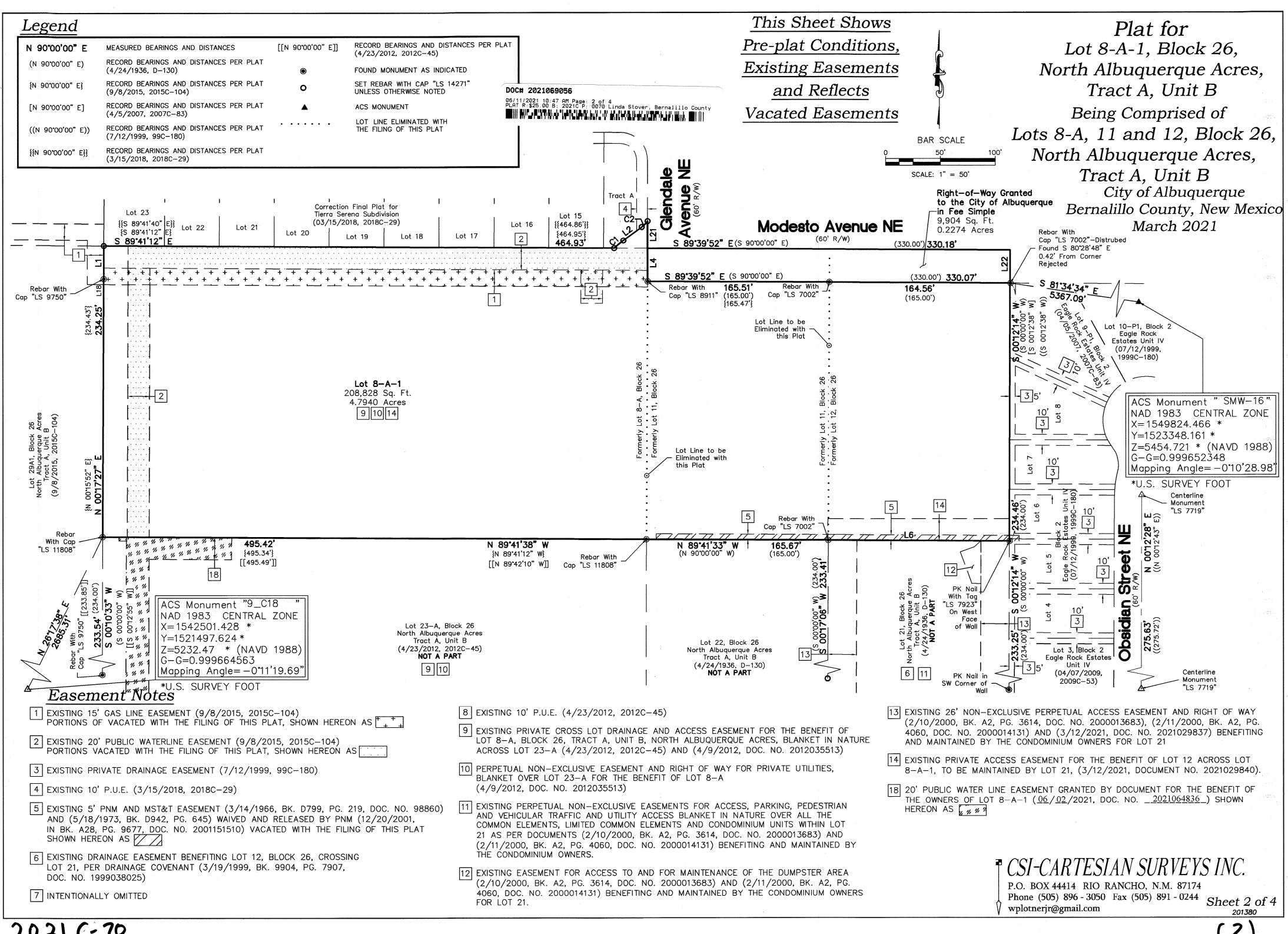
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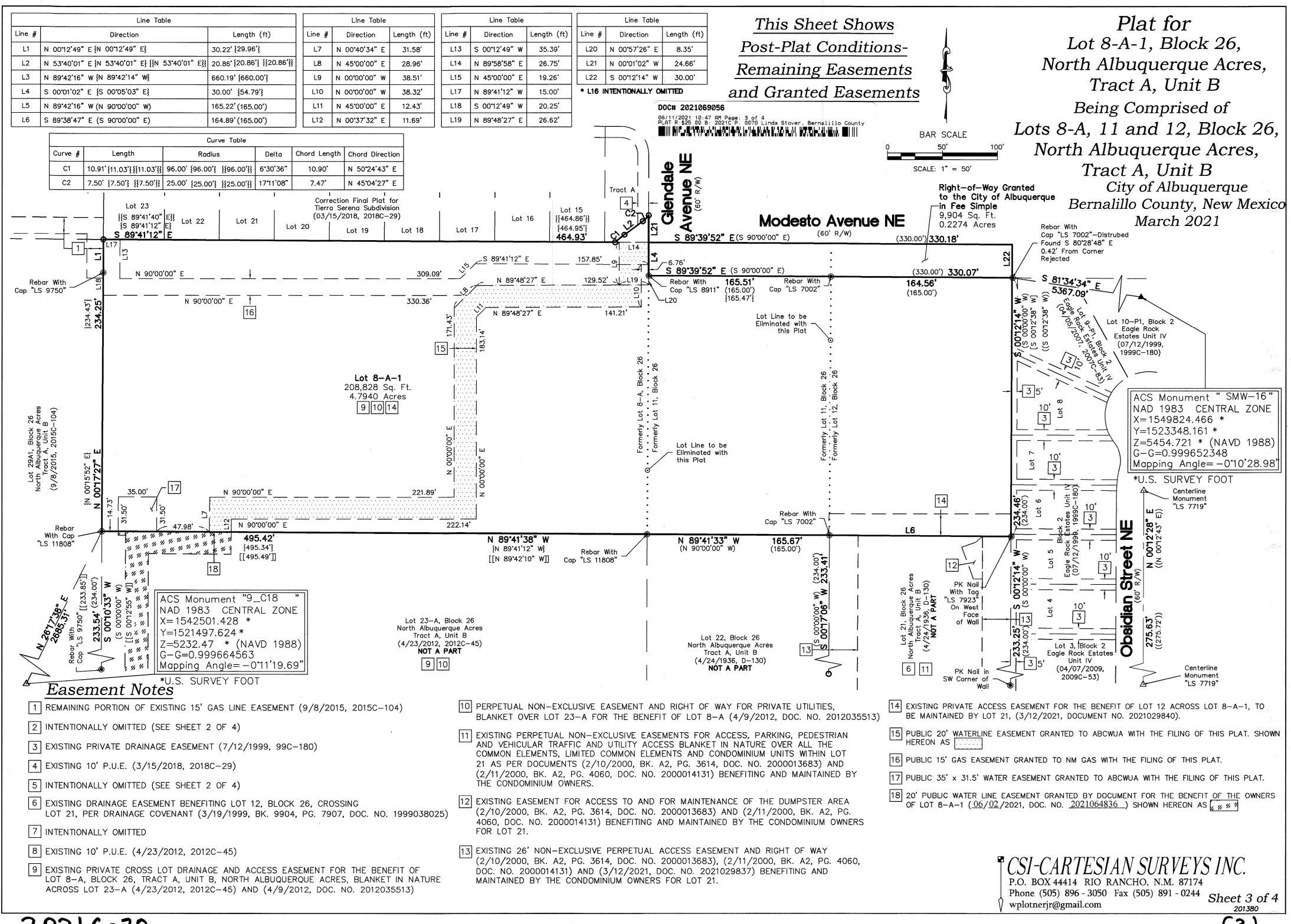
No.

14271

PROFESSIC

2021C-70





Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR MODESTO AVENUE NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

FAIZEL M. KASSAM, AUTHORIZED MEMBER KASSAM LAND ACQUISITION 9 LL

STATE OF NEW MEXICO)

COUNTY OF Sendowel

CHARLES CALDERON
Notary Public
State of New Mexico
My Comm. Expires

By: (L. C NOTARY PUBLIC

MY COMMISSION EXPIRES Jun 11, 2025

DOC# 2021069056

06/11/2021 10:47 AM Page: 4 of 4 PLAT R:\$25.00 B: 2021C P: 0070 Linda Stover, Bernalillo County Plat for Lot 8-A-1, Block 26,

North Albuquerque Acres, Tract A, Unit B Being Comprised of

Lots 8-A, 11 and 12, Block 26, North Albuquerque Acres, Tract A, Unit B City of Albuquerque, Bernalillo County, New Mexico March 2021

Public Utility Easements

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

- A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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

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.

in front of transformer/switchgear doors and five (5) feet on each side.

† CSI-CARTESIAN SURVEYS INC.

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