

VICINITY MAP No. J-14-Z

**LEGAL DESCRIPTION**

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15) IN BLOCK NUMBERED TWELVE (12) OF THE ALBRIGHT-MOORE ADDITION 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 FEBRUARY 26, 1921.

DOCH 2021029264  
 02/11/2021 01:24 PM Page 1 of 2  
 Plat # 2021029264 202102 Linda Stover, Bernalillo County

**PLAT OF  
 LOT 13-A, BLOCK 12  
 ALBRIGHT-MOORE ADDITION**

WITHIN  
 SECTION 17, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2020

PROJECT NUMBER: PR 2019 - 002791  
 APPLICATION NUMBER: SD 2020 - 00207

**UTILITY APPROVALS:**

<i>RHT</i>	8/04/2020
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
<i>Ally</i>	7/13/2020
NEW MEXICO GAS COMPANY	DATE
Rochele Abovta Digitally signed by Rochele Abovta Date: 2020.01.28 09:53:25 -0700	
QUEST CORPORATION D/B/A CENTURYLINK "OC"	DATE
<i>S</i>	1/30/20
COMCAST	DATE

**CITY APPROVALS:**

<i>Form 91. Rinkoon PS.</i>	7/22/2020
CITY SURVEYOR	DATE
<i>N/A</i>	2-2-2021
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<i>N/A</i>	2-2-2021
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>Jeanne Wolfenbarger</i>	Feb 1, 2021
Jeanne Wolfenbarger (Feb 1, 2021 15:25 MST)	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Keith Lab</i>	Feb 2, 2021
Keith Lab (Feb 2, 2021 09:51 MST)	
<i>Robert</i>	Jan 28, 2021
Robert (Jan 28, 2021 11:03 MST)	
PARKS AND RECREATION DEPARTMENT	DATE
<i>Deborah</i>	7/13/2020
Deborah (Jan 28, 2021 10:34 MST)	
EMMET AMMJO	DATE
<i>Emmet Ammjo</i>	Jan 28, 2021
CITY ENGINEER	DATE
<i>Carl Garcia</i>	Feb 2, 2021
URS CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>Carl Garcia</i>	Jan 28, 2021
Carl Garcia (Jan 28, 2021 10:34 MST)	
CODE ENFORCEMENT	DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS THIRTEEN (13), FOURTEEN (14), & FIFTEEN (15), BLOCK TWELVE (12), ALBRIGHT-MOORE ADDITION INTO ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.2337 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER 26, 2019.
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- PLATS USED TO ESTABLISH BOUNDARY:
  - ALBRIGHT-MOORE ADDITION FILED FEBRUARY 26, 1921 IN VOLUME D, FOLIO 143
  - A.L.T.A. / N.S.P.S. LAND TITLE SURVEY OF LOTS 9, 10, 11, & 12, BLOCK 20 ALBRIGHT-MOORE ADDITION, PREPARED BY THE SURVEY OFFICE, LLC, DATED MAY, 2019
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FIRM PANEL No. 350010332C DATED 09/28/2008.
- BEARINGS SHOWN ARE BASED ON GRV-1 SOKKIA GPS UNIT TAKEN ON NOVEMBER 26, 2019 NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT

**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 (PSENM), a New Mexico Corporation, PSE 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. QUEST 3/3/A CENTURYLINK 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 adjacent 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 service, 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 poles, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, 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 (PSENM), QUEST 3/3/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PSENM, QUEST 3/3/A CENTURYLINK and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER: *[Signature]* DATE: 6/15/2020

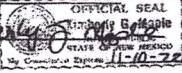
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 25th DAY OF June, 2020  
 BY: Szu-Han Ho OWNERS NAME  
 MY COMMISSION EXPIRES: 11-10-22 BY: *[Signature]* NOTARY PUBLIC



**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 15th DAY OF January, 2020  
*[Signature]*  
 ANTHONY L. HARRIS P.S.# 11483



THE SURVEY OFFICE, LLC  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

19-1082.dwg PRINTED: 1/6/2020

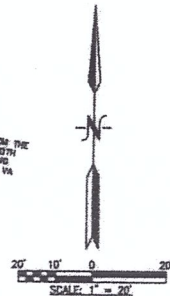
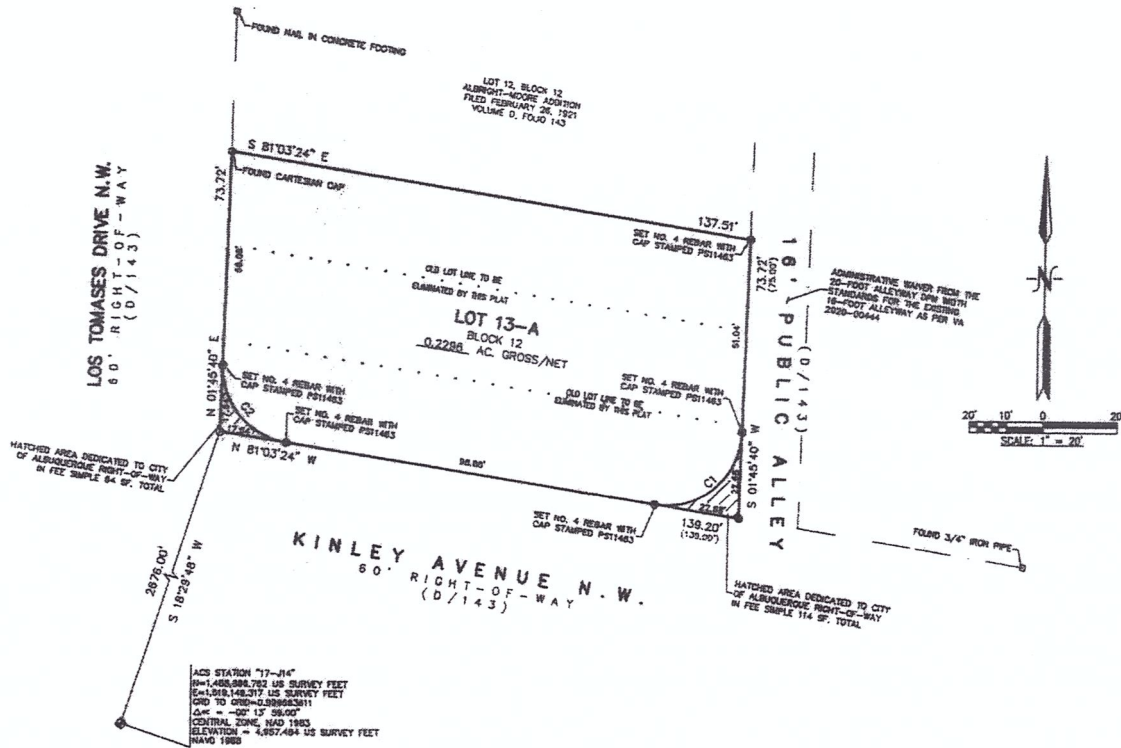
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 104-058-147-42-22701  
 PROPERTY OWNER OF RECORD: Hu Szu-Han  
 BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 2/11/2021

2021C-22

(1)

DOCH 2021029264  
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 PLAT # 325 NO B, 2021C P, 0022 Linda Stover, Bernalillo County  
 VOLUME 2, FOLIO 143

PLAT OF  
**LOT 13-A, BLOCK 12**  
**ALBRIGHT-MOORE ADDITION**  
 WITHIN  
 SECTION 17, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2020



ACS STATION "17-14"  
 N=1,408,889.782 US SURVEY FEET  
 E=1,018,142.217 US SURVEY FEET  
 GRID TO GRID=0.000000000  
 G.A. = -00° 15' 38.00"  
 COASTAL ZONE MAP 1983  
 ELEVATION = 4,897.484 US SURVEY FEET  
 MAND 1988

CURVE (NO.)	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.82	20.00	97°10'56"	N 59°21'08" E	130.00
C2	128.61	20.00	82°49'04"	S 39°38'52" E	128.46

**THE SURVEY OFFICE, LLC**  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 339 LOWAS BLVD., N.E. 87102 FAX: (505) 998-0305

19-1002.dwg PRINTED: 12/22/2020

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