

UTILITY APPROVALS:

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.
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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE 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 STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THERON PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWTHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWTHGEAR 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 SERCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

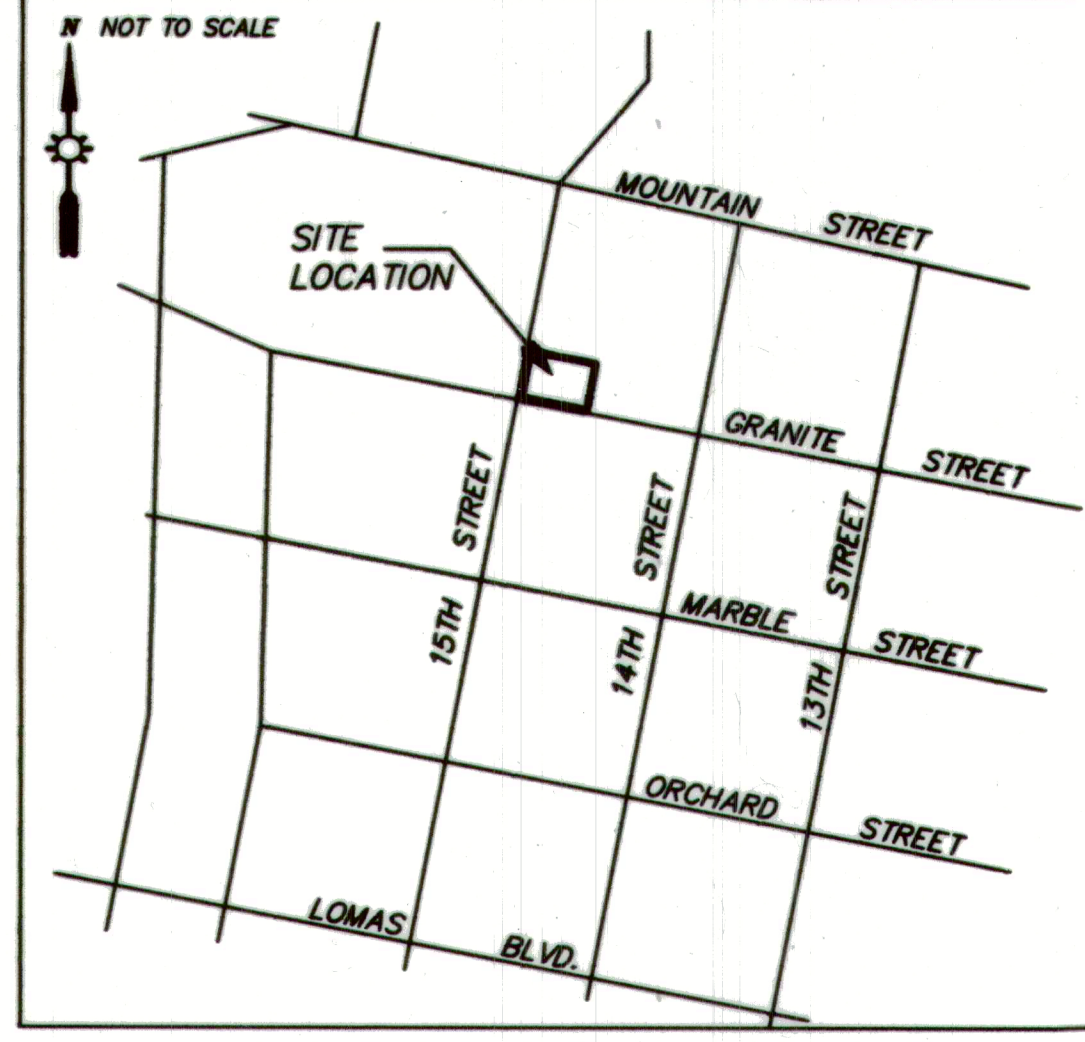
<u>Ryts</u> PUBLIC SERVICE CO. OF NEW MEXICO	<u>1/13/2021</u> DATE
<u>QWEST</u> NEW MEXICO GAS COMPANY	<u>1/7/2021</u> DATE
<u>QWEST</u> QWEST COMMUNICATIONS	<u>2/4/2021</u> DATE
<u>COMCAST</u> COMCAST CABLE	<u>2/3/21</u> DATE

SEWER SERVICE LINES ARE SUBJECT TO A MAINTENCE AGREEMENT WHICH WILL BE FILED AT THE COUNTY CLERK'S OFFICE, BERNALILLO COUNTY, NEW MEXICO, ONCE APPROVED.

BLANKET UTILITY EASEMENT FOR ON-SITE EXISTING UTILITIES.
PROPERTY OWNERS FOR LOT 7-A AND 10-A WILL ALLOW ACCESS TO WATER, SEWER AND ELECTRICAL UTILITIES FOR ANY REPAIRS, RELOCATION OR REMOVAL. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR ANY COST INCURRED FOR REPAIRS, RELOCATION OR REMOVAL OF SAID UTILITIES.

NOTES:

DATE OF FIELD SURVEY - JULY 16, 2019
ALL DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET)
RECORD PLAT BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
BEARINGS SHOWN ARE BASED UPON NEW MEXICO STATE PLANE BEARINGS.
(CENTRAL ZONE, NAD 1983)
GROSS PLATTED AREA = 0.335 Ac.±



VICINITY MAP
ZONE ATLAS PAGE J-13

LEGAL DESCRIPTION
LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FORTY-FOUR (44) OF PEREA ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 MAY 1, 1891 IN BOOK C2, PAGE 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF FIFTEENTH STREET N.W. WHICH IS IDENTICAL TO THE NORTHWEST CORNER OF SAID LOT 7, WHENCE THE A.G.R.S. STATION "F-J13A" BEARS N 60°18'00" W, 1697.59 FEET;
THENCE S79°06'49" E, 141.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT;
THENCE S 10°38'29" W, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE N 79°06'53" W, 142.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE N 10°45'07" E, 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.335 ACRE, MORE OR LESS.

COUNTY OF BERNALILLO }
STATE OF NEW MEXICO }SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF ___ A.D. 20___, AT ___ O'CLOCK ___ M., AND WAS DULY RECORDED IN BOOK ___ , PAGE ___ OF THE RECORDS OF BERNALILLO COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
COUNTY CLERK, BERNALILLO COUNTY, NM

DEPUTY

FREE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAVE CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT LOT LINE ADJUSTMENT, LOT CONSOLIDATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. AND PLATTING JURISDICTION OF THE COUNTY OF BERNALILLO, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

Richard Chavez
RICHARD CHAVEZ

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD CHAVEZ
THIS 14th DAY OF January 2020.

MY COMMISSION EXPIRES 2/22/2024 Michael E. Mantey
NOTARY PUBLIC

CITY DRB APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____	
<u>Sam M. Rincobayo P.S.</u>	<u>12/28/2020</u>
CITY SURVEYOR	DATE
<u>Jeanne Wolfenbarger</u>	Mar 1, 2021
TRAFFIC ENGINEERING	DATE
<u>Christophe Leduc</u>	Mar 3, 2021
PARKS & RECREATION DEPARTMENT	DATE
<u>Kristopher Cadena</u>	Mar 8, 2021
A.B.C.W.U.A.	DATE
<u>Ernest Armijo</u>	1/26/2021
A.M.A.F.A.	DATE
CITY ENGINEER	DATE
<u>Carl Garcia</u>	Mar 1, 2021
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES BETWEEN FOUR EXISTING LOTS, CREATING TWO NEW LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

SHEET 1 OF 2

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No. 12130 1130 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 434-1365	SECTION 18	LOT LINE ADJUSTMENT, LOT CONSOLIDATION FOR RICHARD CHAVEZ LOTS 7-A & 10-A, BLOCK 44 TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	SCALE 1" = 20'
	TOWNSHIP T. 10 N.		DATE JUNE 22, 2019
	RANGE R. 3 E.		DRAWN-BY M.V.T.
	GRANT TOWN OF ALBUQUERQUE N.M.P.M.		CHECKED-BY M.V.T.
		PROJECT No. M19-41 S-489	



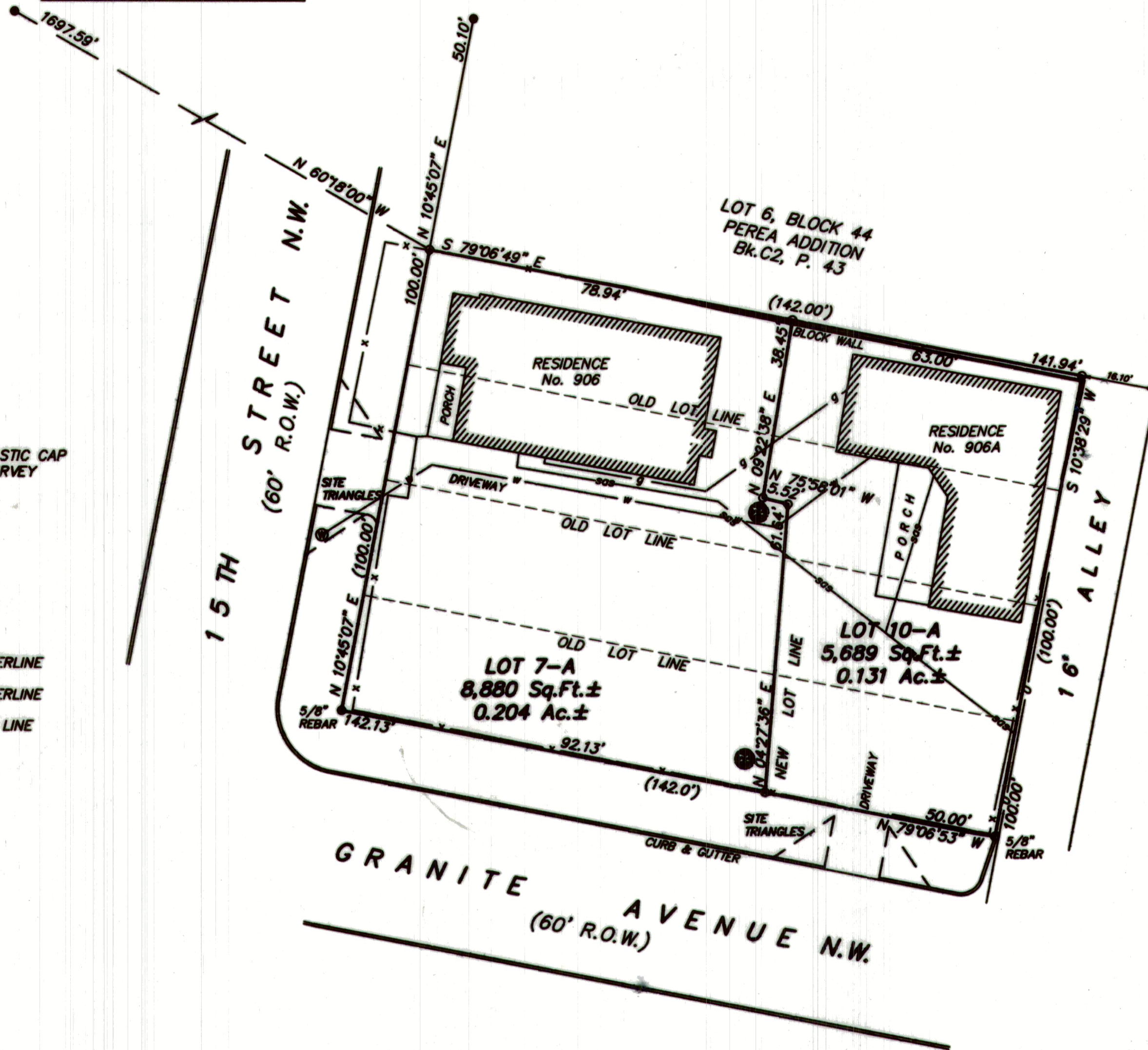
AGRS STATION "5-J13A"
 NM STATE PLANE COORDINATES
 N = 1491318.377, E = 1515633.327
 CENTRAL ZONE (NAD 83)
 COMB. FACTOR 0.9996884462
 MAPPING ANGLE -0°14'23.54"



SCALE: 1"=20'

LEGEND

- INDICATES 1/2" REBAR W/YELLOW PLASTIC CAP "M.TRUJILLO, NMPS12130" SET THIS SURVEY
- INDICATES POINTS FOUND AS NOTED
- INDICATES AGRS STATION "5J13A"
- x- INDICATES CHAIN-LINK FENCE
- u- INDICATES OVERHEAD UTILITY LINES
- INDICATES UTILITY POLE
- w- INDICATES APPROX. LOCATION OF WATERLINE
- s-s- INDICATES APPROX. LOCATION OF SEWERLINE
- g- INDICATES APPROX. LOCATION OF GAS LINE



NOTE:
 LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING 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.

BLANKET DRAINAGE EASEMENT (EXCEPT WHERE BUILDING ARE) FOR THE BENEFIT OF LOTS 7A & 10A AND TO BE MAINTAINED BY LOTS 7A & 10A.

COUNTY OF BERNALILLO }
 STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF ___ A.D. 20___, AT ___ O'CLOCK ___ M., AND WAS DULY RECORDED IN BOOK ___ PAGE ___ OF THE RECORDS OF BERNALILLO COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
 COUNTY CLERK, BERNALILLO COUNTY, NM

DEPUTY

SURVEYOR'S CERTIFICATION

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR No. 12130, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael V. Trujillo
 MICHAEL V. TRUJILLO, N.M.P.S. No.12130

SEPTEMBER 28, 2019
 DATE



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES BETWEEN FOUR EXISTING LOTS, CREATING TWO NEW LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

SHEET 2 OF 2

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 494-1395	SECTION 18	LOT LINE ADJUSTMENT, LOT CONSOLIDATION FOR RICHARD CHAVEZ LOTS 7-A & 10-A, BLOCK 44 TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	SCALE 1" = 20'
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	RANGE R. 3 E.		DRAWN-BY
	GRANT TOWN OF ALBUQUERQUE		CHECKED-BY M.V.T.
	N.M.P.M.		PROJECT No. M19-41 S-489











PR-2019-002811_SD-2019-00158_P-F_Platt_Aproved_12-9-20


Final Audit Report


2021-03-08


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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAn1zVdZfwXn9EDFHCZRLWLOnj8DkeFQy


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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
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-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
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Signature Date: 2021-03-08 - 6:59:35 PM GMT - Time Source: server- IP address: 97.123.167.188

 Agreement completed.
2021-03-08 - 6:59:35 PM GMT