

VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

The southerly 18 feet of the easterly 200 feet of lot 4 and the easterly 200 feet of Lot 5 and the northerly 50 feet of the easterly 200 feet of Lot 6, all in Block B, as shown and designated on the plat of South Broadway Acres, City of Albuquerque, Bernalillo County, New Mexico, recorded in the office of the County Clerk, Bernalillo County, New Mexico October 13, 1932 in Plat Book C2, Page 134, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of the property herein described and from whence AGRS Station 5_M15 bears S4°57'11" E, 1136.14 feet; RUNNING THENCE N10°33'24"E, 168.00 feet to the northwest corner of the property herein described; THENCES88°40'04"E, 200.00 feet to a point on the westerly right-of-way line of Broadway Blvd. SE and northeast corner of the property herein described; THENCE along said westerly right-of-way line S10°33'24"W, 168.00 feet to the southeast corner of the property herein described; THENCE leaving said westerly right-of-way line N88°40'04"W, 200.00 feet to the Point of Beginning. Contains 0.7614 acres, more or less.

PURPOSE:

The purpose of this plat is to combine deeded portions of three lots into one new lot.

NOTES:

- The basis of bearings is the line between the southwest corner of Lot 5A and AGRS 5_M15 as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - 2.1 Plat of South Broadway Acres recorded 10/13/1932, C2-134
 - 2.2 Quitclaim Deed recorded 11/13/2007, Doc. No. 2007156806
 - 2.3 Plat of Opening of John Street Through South Broadway Acres recorded 2/12/1952, A1-111.
 - 2.4 Special Warranty Deed recorded 08/14/1974, Bk.768, Pg. 551
- These properties are located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, per FEMA Flood Insurance Rate Map 35001C0114 H, effective date 08/16/2012, as shown on this plat.
- All easements of record are shown hereon.

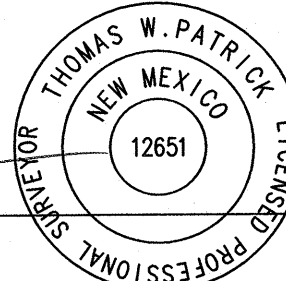
DISCLAIMER

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.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



FREE CONSENT:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by JIM DOYLE, TRUSTEE, DOYLE FAMILY TRUST Date _____

ACKNOWLEDGEMENT

State of New Mexico)
County of _____) SS

Acknowledged before me this _____ day of _____, 2019 by
JIM DOYLE

Notary Public
My Commission Expires: _____

SOLAR NOTE:

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 erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

SKETCH PLAT AND SITE MAP LOT 5A, BLOCK B SOUTH BROADWAY ACRES

BEING A REPLAT OF
PORTIONS OF LOTS 4, 5 AND 6, BLOCK B
SOUTH BROADWAY ACRES
SITUATE WITHIN
SECTION 32, T.10 N., R.3 E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2019

SITE DATA:

FEMA Map Number	35001C0114H
Zoning	R-1A and NR-C
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	3
No. of Existing Tracts	0
No. of Lots Created	1
No. of Tracts Created	0
Total Area	0.7614 acres
Acres of Dedicated Right-of-Way	0.000 acres

Project Number: _____

Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services _____ date

New Mexico Gas Company _____ date

Qwest Corporation dba Century Link QC _____ date

Comcast _____ date

CITY APPROVALS

City Surveyor _____ date

Parks & Recreation Department _____ date

City Engineer _____ date

AMAFA _____ date

ABCWUA _____ date

Traffic Engineer, Transportation Department _____ date

Environmental Health Department _____ date

Code Enforcement _____ date

DRB Chair, Planning Department _____ date

SKETCH PLAT LOT 5-A SOUTH BROADWAY ACRES

DWG PATH: P:\2019 - Misc Clients\085-Jim Doyle\Replat\Jim Doyle Replat.dwg

DATE: 08/24/2019
SCALE: 1"=30'
CREW: JAK
DRAWN: SLN/TWP
JOB NO: N2019-085

Community
Sciences
Corporation
LAND SURVEYING & LAND PLANNING
P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000

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of
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TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

PORTIONS OF LOTS 4, 5 AND 6, BLOCK B

SOUTH BROADWAY ACRES

UPC #: 101405532028510112

Bernalillo County Treasurer's Office: by: _____ Date: _____

INFO FOR COUNTY CLERK:

OWNER: DOYLE FAMILY TRUST

PROPERTY: PORTIONS OF LOTS 4, 5 AND 6, BLOCK B

SOUTH BROADWAY ACRES

LOCATION: SEC.32, T.10 N., R.3 E.

UPC # 101405532028510112

MONUMENT LEGEND

- ☐ FOUND MONUMENT AS NOTED
- ☐ AGRS CONTROL STATION
- ☐ SET AS NOTED