

VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE

LEGAL DESCRIPTION
Lots 43 thru 47, Block 4, of the plat of Paradise Heights Unit 4, 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 7, 1968 in Plat Book D3, Page 201.

Contains 1.1320 acres, more or less.

FINAL PLAT
LOTS 43-A, 43-B, 44-A, 44-B, 45-A, 45-B, 46-A, 46-B,
47-A AND 47-B, BLOCK 4
PARADISE HEIGHTS UNIT 4
BEING A REPLAT OF LOTS 43 THRU 47, BLOCK 4
PARADISE HEIGHTS UNIT 4
SITUATE WITHIN
PROJECTED SECTION 3, T11N, R2E, NMPM
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2020

DRB Project Number: _____

SITE DATA:

FEMA Map Number	35001C0104 H
Zoning	R1 - A
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	5
No. of Existing Tracts	0
No. of Lots Created	10
No. of Tracts Created	0
Total Area	1.1320 acres
Acres of Dedicated Right-of-Way	0.000 acres

Project Number: _____

Subdivision Application Number: _____

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 do hereby grant a new 10' public utility easement and vacate an existing 7' electric and telephone easement and an 8' utility and construction easement and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by _____ Date _____ John R
Debassige owner of Lots 43, 44, 45, 46, 47

ACKNOWLEDGEMENT

State of New Mexico)
County of _____) SS

Acknowledged before me this _____ day of _____, 2020 by _____

Notary Public
My Commission Expires: _____

INFO FOR COUNTY CLERK:

OWNER: JOHN R. DEBASSIGE, LOTS 43, 44, 45, 46, 47
LOCATION: S3, T11N, R2E, NMPM
LOTS 43 THRU 47, BLOCK 4
PARADISE HEIGHTS UNIT 4

- LOT 43 UPC# 101006664743310228
- LOT 44 UPC# 101006664743410229
- LOT 45 UPC# 101006664743510230
- LOT 46 UPC# 101006664743510231
- LOT 47 UPC# 101006647436810232

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

- LOT 43 UPC# 101006664743310228
- LOT 44 UPC# 101006664743410229
- LOT 45 UPC# 101006664743510230
- LOT 46 UPC# 101006664743510231
- LOT 47 UPC# 101006647436810232

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

NOTES:

1. The purpose of this plat is to divide 5 existing lots into 10 new lots, and to grant a new 10' P.U.E and vacate an existing 7' electric and telephone easement and an 8' utility and construction easement.
2. The basis of bearings is the N89°38'00"W line between two found centerline monuments on Endeavour Road, N.W. 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. Elevation Datum is NAVD88.
3. Bearings and distances shown in () are per the plat of Paradise Heights Unit 4, 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 7, 1968 in Plat Book D3, Page 201.
4. Documents used (on file at Bernalillo County Clerk unless noted):
 - 4.1. Plat of Paradise Heights Unit 4 filed, May 7, 1968 in Plat Book D3, Page 201.
 - 4.2. Warranty Deed Doc# 2017028329
 - 4.3. Sole and Separate Conveyance Doc.#2019053119
5. 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 35001C0104 H, effective date 08/16/2012, as shown on this plat.
6. All easements of record are shown hereon.

SOLAR NOTE:

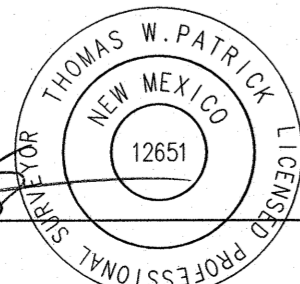
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

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

4-29-2020
Date

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

AMAFCA _____ date

ABCWUA _____ date

Traffic Engineer, Transportation Department _____ date

Environmental Health Department _____ date

Code Enforcement _____ date

DRB Chair, Planning Department _____ date

<p>FINAL PLAT LOTS 43-A, 43-B, 44-A, 44-B, 45-A, 45-B, 46-A, 46-B, 47-A AND 47-B, BLOCK 4 PARADISE HEIGHTS UNIT 4</p>		<p>1 of 2</p>
<p>NO. DATE</p>	<p>REVISIONS DESCRIPTION</p>	
<p>DWG PATH: F:\N2019 - Misc Clients\115-J DeBassige Rt Ang Homes\REPLAT LOTS 43-47 BLOCK 4\REPLAT LOTS 43-47, BLOCK 4.dwg</p> <p>GPS: VIEJO</p> <p>DATE: 09/23/19</p> <p>SCALE: 1"=40'</p> <p>CREW: CFS</p> <p>DRAWN: SLN</p> <p>JOB NO: N2019-115</p>		<p>Community Sciences Corporation LAND SURVEYING & LAND PLANNING P.O.Box 1328, Corrales N.M., 87048 (505) 897-0000</p>

FINAL PLAT
LOTS 43-A, 43-B, 44-A, 44-B, 45-A, 45-B, 46-A, 46-B,
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 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2020

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 (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

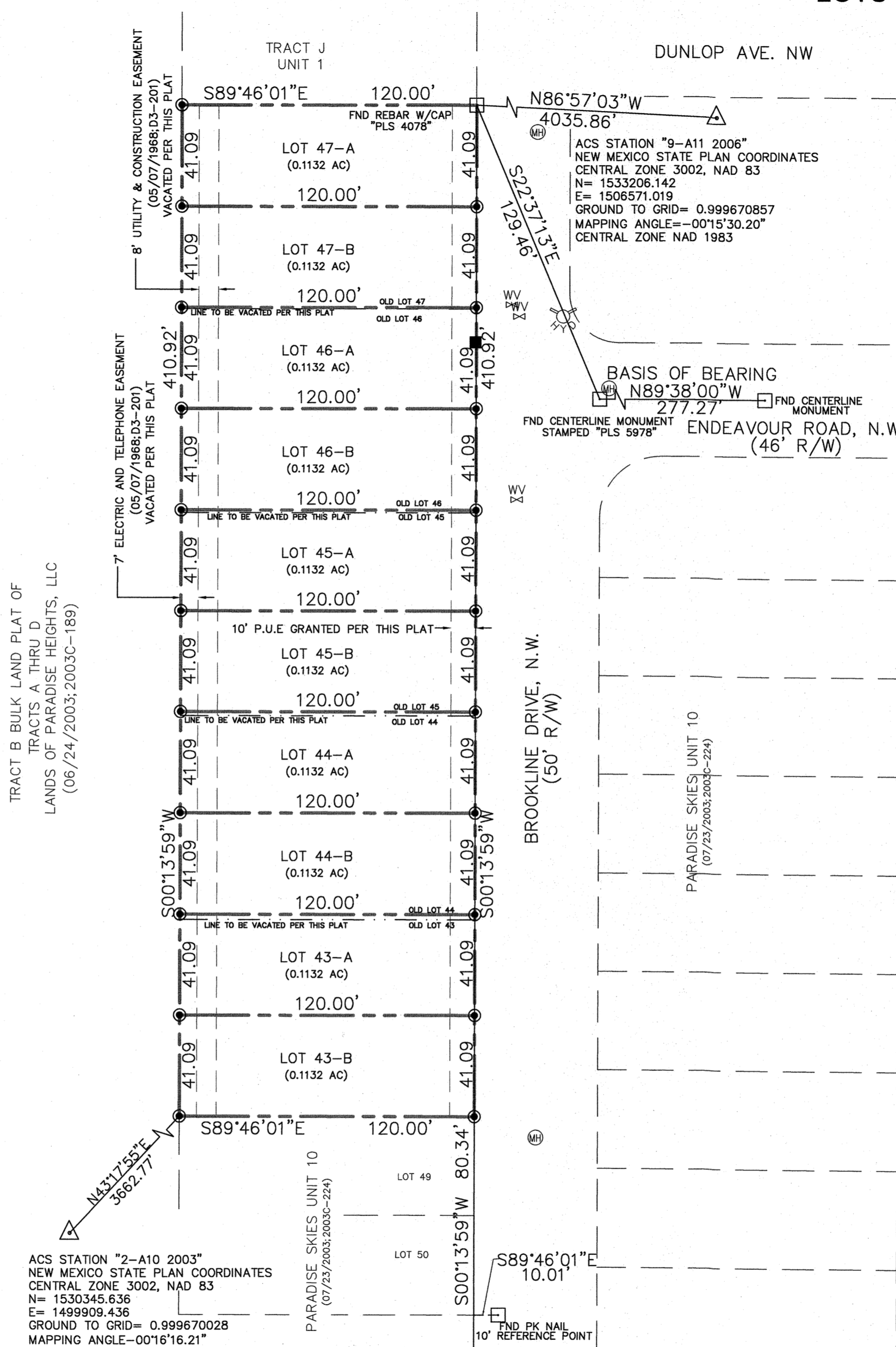
C. **Qwest Corporation dba Century Link QC (Qwest)** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. **Comcast** 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 within the easement, 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.

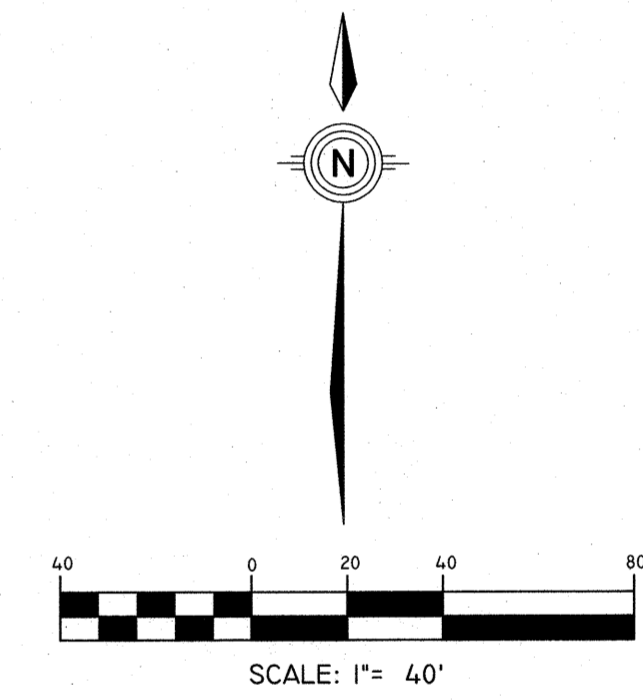
Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

TRACT B BULK LAND PLAT OF
 TRACTS A THRU D
 LANDS OF PARADISE HEIGHTS, LLC
 (06/24/2003;2003C-189)



ACS STATION "2-A10 2003"
 NEW MEXICO STATE PLAN COORDINATES
 CENTRAL ZONE 3002, NAD 83
 N= 1530345.636
 E= 1499909.436
 GROUND TO GRID= 0.999670028
 MAPPING ANGLE= 00°16'16.21"
 CENTRAL ZONE NAD 1983

ACS STATION "9-A11 2006"
 NEW MEXICO STATE PLAN COORDINATES
 CENTRAL ZONE 3002, NAD 83
 N= 1533206.142
 E= 1506571.019
 GROUND TO GRID= 0.999670857
 MAPPING ANGLE= 00°15'30.20"
 CENTRAL ZONE NAD 1983



MONUMENT LEGEND	
	FOUND MONUMENT AS NOTED
	ACS CONTROL STATION
	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

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DWG PATH:
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DATE: 09/23/19
 SCALE: 1"=40'
 CREW: CFS
 DRAWN: SLN
 JOB NO.: N2019-115

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

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