

Vicinity Map - Zone Atlas K-23-Z

Documents

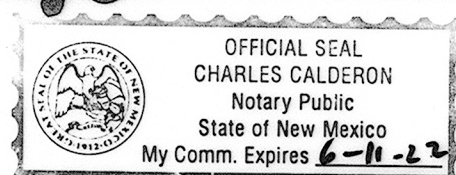
1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45990 AND AN EFFECTIVE DATE OF APRIL 25, 2018.
2. PLAT OF RECORD FOR SANDIA MANOR FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 1948 IN BOOK D, PAGE 37.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 08, 2018 AS DOCUMENT NO. 2018050665.
4. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE DATED SEPTEMBER 24, 2020 HAVING FILE NO. 881198.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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.

Stephan J. Poe
STEPHAN J. POE, OWNER
DATE **27 Oct 2020**

Beeling M. Armijo
BEELING M. ARMIJO, OWNER
DATE **27 Oct 2020**



STATE OF NEW MEXICO } SS
COUNTY OF *Sandoval*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON **27th of October 2020**
BY: STEPHAN J. POE AND BEELING M. ARMIJO, HUSBAND AND WIFE, OWNERS

By: *Charles Calderon*
NOTARY PUBLIC

MY COMMISSION EXPIRES **June 11, 2022**

Indexing Information

Section 23, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Sandia Manor
Owner: Stephan J. Poe and Beeling M. Armijo
UPC #: 102305738005640204

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.5108 ACRES
ZONE ATLAS PAGE NO. K-23-Z
NUMBER OF EXISTING LOTS. 3
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. AUGUST 2020

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2020.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

ALL OF LOT NUMBERED NINE (9), THE EAST TWENTY FEET (E.20') OF LOT NUMBERED EIGHT (8) AND A PORTION OF LOT NUMBERED TEN (10) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 6, 1948 IN BOOK D, PAGE 37, ALL DESCRIBED TOGETHER BY METES AND BOUNDS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING ON THE SOUTH RIGHT OF WAY OF HILLDALE RD. N.E., WHENCE A TIE TO ACS MONUMENT NO. "2-J23", BEARS N 38°47'01" W, A DISTANCE OF 5,904.39 FEET;

THENCE, LEAVING SAID CORNER, S 86°00'09" E, A DISTANCE OF 146.25 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR "LS 14271";

THENCE, S 03°28'19" W, A DISTANCE OF 150.03 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1 1/2" PIPE;

THENCE, N 86°06'40" W, A DISTANCE OF 129.97 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 7002";

THENCE, N 88°05'18" W, A DISTANCE OF 20.04 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR;

THENCE, N 04°53'51" E, A DISTANCE OF 151.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5108 ACRES (22,249 SQ. FT.) MORE OR LESS.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 102305738005640204

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 9-A, Block 2
Sandia Manor
Being Comprised of
Lot 9, East Portion 20' of Lot 8 and
a Portion of Lot 10, Block 2
Sandia Manor
City of Albuquerque
Bernalillo County, New Mexico
November 2020

Project Number: PR-2019-002976

Application Number: SD-2020-00210

Plat Approvals:

RJA
PNM Electric Services
Rochelle Abeyta
Digitally signed by Rochelle Abeyta
Date: 2020.10.28 14:50:34 -06'00' 10/27/2020

Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company 10/2/2020

Comcast 11/2/20

City Approvals:

Steven A. Rioshauer P.S. 10/30/2020
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement
Robert M. Friedt 11/9/2020
AMAFA

City Engineer

DRB Chairperson, Planning 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. 10/30/2020
Will Plotner Jr.
N.M.R.P.S. No. 14271
Date

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 2
201382

Plat for
Lot 9-A, Block 2
Sandia Manor
Being Comprised of
Lot 9, East Portion 20' of Lot 8 and
a Portion of Lot 10, Block 2
Sandia Manor
City of Albuquerque
Bernalillo County, New Mexico
November 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/06/1948, D-37)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/12/1974, C10-30)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/09/1975, C10-175)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

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

- 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.
- 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.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 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 in front of transformer/switchgear 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 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.

CSI-CARTESIAN SURVEYS INC.

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Easement Notes

- EXISTING PUBLIC WATER, PUBLIC SEWER AND PUBLIC UTILITIES TO THE CITY OF ALBUQUERQUE (12/30/1975, MISC. 456, PG. 72-73, DOC. NO. 1853A)
- EXISTING 10' UTILITY EASEMENT (05/06/1948, D-37)
- EXISTING 20' INGRESS AND EGRESS EASEMENT (9/28/1956, BK. D363, PG. 644-645, DOC. NO. 7721)
- 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- A CROSS LOT DRAINAGE EASEMENT IS HEREBY GRANTED WITH THE FILING OF THIS PLAT FOR HISTORICAL FLOW FROM THE PROPERTIES TO THE EAST AND SOUTH, BENEFITING SAID LOTS AND TO BE MAINTAINED BY THE OWNER OF LOT 9-A.

Line Table		
Line #	Direction	Length (ft)
L1	N 88°05'18" W [N 88°24' W]	20.04' [20.01']
L2	N 87°27'16" W	20.08'

