

Vicinity Map - Zone Atlas J-14-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00031124 AND AN EFFECTIVE DATE OF SEPTEMBER 21, 2018.
- PLAT OF RECORD FOR PARIS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 6, 1989 IN BOOK C39, PAGE 104.
- WARRANTY DEED FOR LOTS 3-A, 5-A AND 6-A, BLOCK 6, PARIS ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 16, 2016 AS DOCUMENT NO. 2016076553.
- WARRANTY DEED FOR LOTS 4-A AND 7-A, BLOCK 6, PARIS ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 21, 2011 AS DOCUMENT NO. 2011007912.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION, AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Greg Morris
 GREG MORRIS, EXECUTIVE DIRECTOR HOPEWORKS
 1/21/2020 DATE



STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 21, 2020
 BY: GREG MORRIS, EXECUTIVE DIRECTOR, HOPEWORKS
 By: *Danielle Welch*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 29, 2021

Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant
 Subdivision: Paris Addition
 Owner: Hopeworks
 UPC # 101405826033122012 (Lot 3A)
 101405824432522018 (Lot 4A)
 101405825933122011 (Lot 5A)
 101405825831822010 (Lot 6A)
 101405824931522007 (Lot 7A)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 1.3543 ACRES
 ZONE ATLAS PAGE NO..... J-14-Z
 NUMBER OF EXISTING LOTS..... 5
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL-WIDTH STREETS..... 0.000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0258 ACRES
 DATE OF SURVEY..... NOVEMBER 2019

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2018.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED THREE-A (3A), FOUR-A (4A), FIVE-A (5A), SIX-A (6A), AND SEVEN-A (7A) IN BLOCK NUMBERED SIX (6) OF PARIS ADDITION, WITHIN SECTION 17, T.10 N., R.3 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 6, 1989, IN VOL. C39, FOLIO 104 AND ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF 3RD STREET NW, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3-A AND BEING MARKED BY A REBAR WITH CAP "LS 11463", WHENCE A TIE TO ACS MONUMENT "A-438" BEARS N 19°53'00" E, A DISTANCE OF 5377.67 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID 3RD STREET NW RIGHT-OF-WAY, S 09°11'47" W, A DISTANCE OF 224.71 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A REBAR WITH CAP, ILLEGIBLE;

THENCE, LEAVING SAID 3RD STREET NW RIGHT-OF-WAY, N 80°49'10" W, A DISTANCE OF 296.08 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF 4TH STREET NW, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID 4TH STREET NW RIGHT-OF-WAY, N 09°07'50" E, A DISTANCE OF 174.44 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A PK NAIL;

THENCE, LEAVING SAID 4TH STREET NW RIGHT-OF-WAY, S 80°48'00" E, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER "LS 14271";

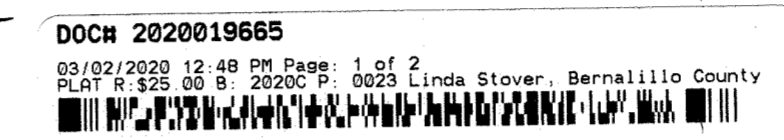
THENCE, N 09°05'06" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 80°56'38" E, A DISTANCE OF 146.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3543 ACRES (58,996 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #.....

PROPERTY OWNER OF RECORD
Hopeworks
 BERNALILLO COUNTY TREASURER'S OFFICE
Dennell Chamber



**Plat for
 Lots 1 and 2
 Hope Village
 Being Comprised of
 Lots 3A, 4A, 5A, 6A and 7A,
 Block 6, Paris Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2020**

Project Number: PR-2019-003003

Application Number: SD-2020-00004

Plat Approvals:

- Rina* 1/23/2020
PNM Electric Services
- DM Dumble* 1/23/2020
Qwest Corp. d/b/a CenturyLink QC
- Jeff* 1/23/2020
New Mexico Gas Company
- [Signature]* 1/23/20
Comcast

City Approvals:

- Joan M. Risenhoover PS* 1/17/2020
City Surveyor
- Donna* 01-22-20
Traffic Engineer
- Kristy Cadena* 01-22-20
ABCWUA
- [Signature]* 1-22-20
Code Enforcement
- Cheryl Tompkins* 01-22-20
Parks and Recreation Department
- Nicole Friedt* 1/29/2020
AMAFCA
- [Signature]* 01-22-20
City Engineer
- Julie Wapling* 3-02-20
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 IN 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. 1/16/2020 Date
 Will Plotner Jr.
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

2020C-23

(1)

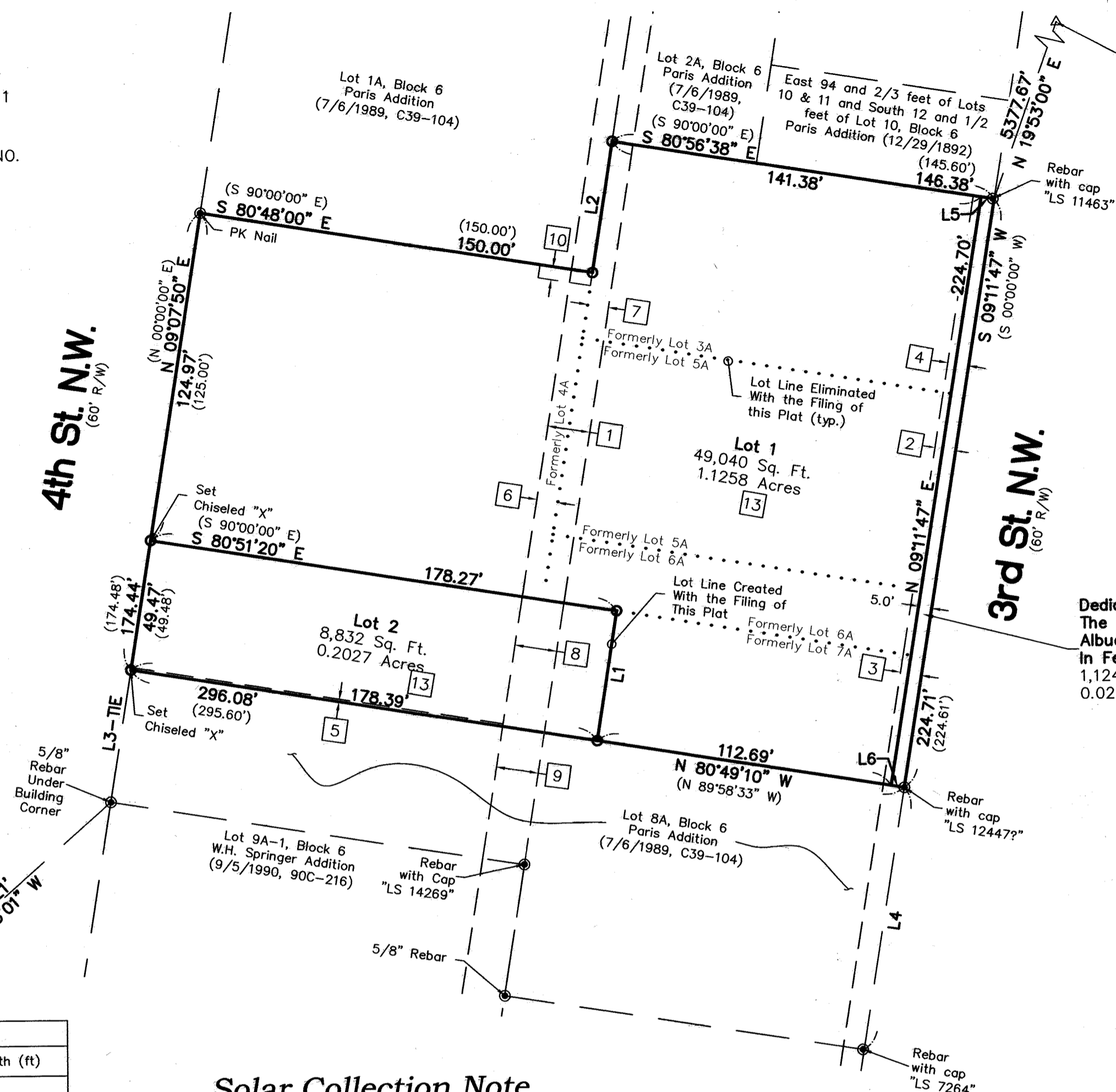
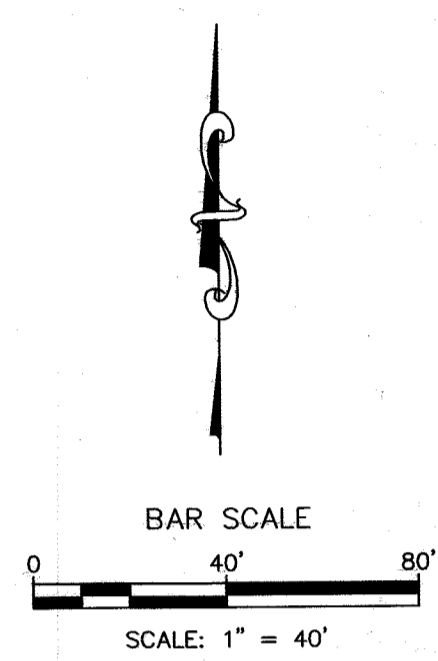
**Plat for
 Lots 1 and 2
 Hope Village
 Being Comprised of
 Lots 3A, 4A, 5A, 6A and 7A,
 Block 6, Paris Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2020**

Note
 LOT CURRENTLY SUBJECT TO THE RESERVATIONS OF THE LEASE AGREEMENT FOR A CELL TOWER LOCATED WITHIN LOT 1 FILED IN DOCUMENTS (08/28/2003, BK. A63, PG. 3552, DOC. NO. 2003153882) (02/15/2005, BK. A92, PG. 1746, DOC. NO. 2005021828) (05/27/2005, BK. A97, PG. 5694, DOC. NO. 2005075922)

ACS Monument "A-438"
 NAD 1983 CENTRAL ZONE
 X=1523137.246*
 Y=1495747.494*
 Z=4975.35* (NAVD 1988)
 G-G=0.999681662
 Mapping Angle= -0°13'31.98"
 *US Survey Feet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/6/1989, C39-104)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINES ELIMINATED WITH THIS PLAT



ACS Monument "17-J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317
 Y=1488866.762
 Z=4957.484 (NAVD 1988)
 G-G=0.999683611
 Mapping Angle= -0°13'59.00"
 *US Survey Feet

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.

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 wplotnerjr@gmail.com

Line Table

Line #	Direction	Length (ft)
L1	S 08°59'27" W	49.58'
L2	N 09°05'06" E (N 00°00'00" E)	50.00' (50.00')
L3	S 09°07'50" W (S 00°00'00" W)	50.53' (50.52')
L4	S 09°11'47" W (S 00°00'00" W)	100.20' (100.39')
L5	S 80°56'38" E (S 90°00'00" E)	5.00'
L6	N 80°49'10" W (N 89°58'33" W)	5.00'

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.

Easement Notes

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| <ol style="list-style-type: none"> 1 EXISTING 16' UTILITY EASEMENT (07/06/1989, C39-104) 2 EXISTING 8' PNM EASEMENT (01/28/1975, BK. MISC. 404, PG. 773, DOC. NO. 46864) 3 EXISTING 8' MST&T AND PNM EASEMENT (03/04/1975, BK. MISC. 410, PG. 138, DOC. NO. 51815) 4 EXISTING 8' PNM EASEMENT (01/05/1976, BK. MISC. 457, PG. 25-27, DOC. NO. 2700A) 5 EXISTING 1' GUTTER AND DOWNSPOUT EASEMENT (09/14/1981, BOOK D149-A, PAGE 792, DOC. NO. 81-49035) 6 EXISTING 8' UTILITY EASEMENT RESERVED FROM VACATED ALLEY (11/21/1989, QUITCLAIM DEED BK. D 374-A, PG. 45, DOC. NO. 89100106) 7 EXISTING 8' UTILITY EASEMENT RESERVED FROM VACATED ALLEY (11/21/1989, QUITCLAIM DEED BK. D 374-A, PG. 46, DOC. NO. 89100107) | <ol style="list-style-type: none"> 8 EXISTING 16' UTILITY EASEMENT RESERVED FROM VACATED ALLEY (11/21/1989, QUITCLAIM DEED BK. D 374-A, PG. 47, DOC. NO. 89100108) 9 EXISTING 16' UTILITY EASEMENT RESERVED FROM VACATED ALLEY (11/21/1989, QUITCLAIM DEED BK. D 374-A, PG. 48, DOC. NO. 89100109) 10 EXISTING 5' UTILITY EASEMENT (08/28/2003, BK. A63, PG. 3552, DOC. NO. 2003153882) (02/15/2005, BK. A92, PG. 1746, DOC. NO. 2005021828) 11 INTENTIONALLY OMITTED 12 INTENTIONALLY OMITTED 13 PRIVATE CROSS LOT DRAINAGE, PRIVATE ACCESS AND PRIVATE PARKING EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2 GRANTED WITH THE FILING OF THIS PLAT |
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