

Vicinity Map - Zone Atlas C-18-Z

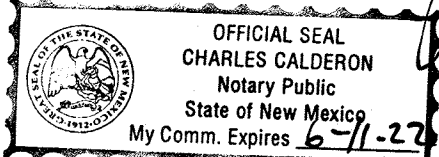
**Notes**

1. FIELD SURVEY PERFORMED IN MAY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINE TO BE ELIMINATED SHOWN HEREON AS.....

**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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION 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 TITLE.

C. Daryl Finley, OWNER  
 STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 16th of January 2020  
 BY: C. DARYL FINLEY, OWNER  
 By: [Signature] NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2022



**Indexing Information**

Section 13, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres, Tract A, Unit B  
 Owner: C. Daryl Finley  
 UPC #: 101806435333010206 (Lot 27)  
 101806433833010205 (Lot 28)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....1.7702 ACRES  
 ZONE ATLAS PAGE NO.....C-18-Z  
 NUMBER OF EXISTING LOTS.....2  
 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.....0.2271 ACRES  
 DATE OF SURVEY.....DECEMBER 2019

**Legal Description**

LOTS NUMBERED TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED TWENTY-NINE (29), OF TRACT "A", UNIT "B", NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NOS. 3 AND 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130.

**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.

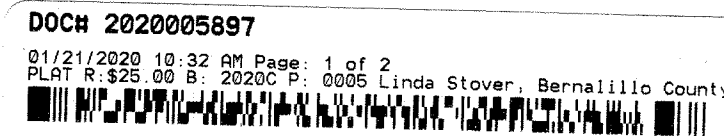
**Documents**

1. TITLE SEARCH REPORT FOR THE PERIOD OF FEBRUARY 14, 1980 THROUGH MAY 8, 2019 PROVIDED BY STEWART TITLE FOR LOT 28, HAVING FILE NO. 01147-53990 AND AN EFFECTIVE DATE OF MAY 8, 2019.
2. TITLE SEARCH REPORT FOR THE PERIOD OF FEBRUARY 14, 1980 THROUGH MAY 8, 2019 PROVIDED BY STEWART TITLE FOR LOT 27, HAVING FILE NO. 01147-53993 AND AN EFFECTIVE MAY 8, 2019.
3. PLAT OF RECORD FOR NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, FOLIO 130.
4. WARRANTY DEED FOR SUBJECT PROPERTY (LOT 27), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 1997, IN BOOK 97-34, PAGE 731, AS DOC. NO. 1997127878.
5. WARRANTY DEED FOR SUBJECT PROPERTY (LOT 28), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 1994, IN BOOK 94-14, PAGE 8696, AS DOC. NO. 1994060776.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101806433833010205  
 101806435333010206

PROPERTY OWNER OF RECORD  
 Daryl Finley  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 GEORGE STONE 1-21-2020



Plat for  
 Lot 27-A, Block 29  
 North Albuquerque Acres  
 Tract A, Unit B  
 Being Comprised of  
 Lots 27 & 28, Block 29  
 North Albuquerque Acres  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2020

Project Number: PR-2019-003076  
 Application Number: SD-2019-00218

**Plat Approvals:**

Rpts  
 PNM Electric Services 01/06/20  
 Qwest Corp. d/b/a CenturyLink QC 01/06/2020  
 New Mexico Gas Company 1/6/20  
 Comcast 1/6/20

**City Approvals:**

Jason N. Rinckover P.S. 1/6/2020  
 City Surveyor  
 Traffic Engineer 01-08-20  
 ABCWA  
 Code Enforcement 1.8.20  
 AMAFCA 1/6/2020  
 City Engineer 1/8/20  
 Parks and Recreation 01.08.2020  
 DRB Chairperson, Planning Department 1-21-2020

**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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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. 1/2/2020  
 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-5

(11)

\*US SURVEY FEET

ACS Monument "10\_C18"  
NAD 1983 CENTRAL ZONE  
X=1542565.263\*  
Y=1524123.885\*  
Z=5222.09\* (NAVD 1988)  
G-G=0.999665042  
Mapping Angle=-0°11'19.43"

### Easement Notes

- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 25' NON-EXCLUSIVE ACCESS EASEMENT BENEFITING THE OWNER OF LOT 27-A TO BE MAINTAINED BY THE OWNERS OF LOT 4-A, 6-A AND 27-A (12/23/2019, DOC. NO. 2019109227)

### Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (9/28/2018, 2018C-127)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Plat for  
**Lot 27-A, Block 29**  
**North Albuquerque Acres**  
 Tract A, Unit B  
 Being Comprised of  
 Lots 27 & 28, Block 29  
 North Albuquerque Acres  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2020

DOCH 202005897

01/21/2020 10:32 AM Page: 2 of 2  
PLAT R: \$25.00 B: 2020C P: 0005 Linda Stover, Bernalillo County

### 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.

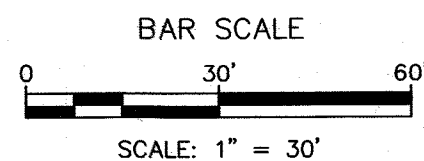
#### Disclaimer

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.**

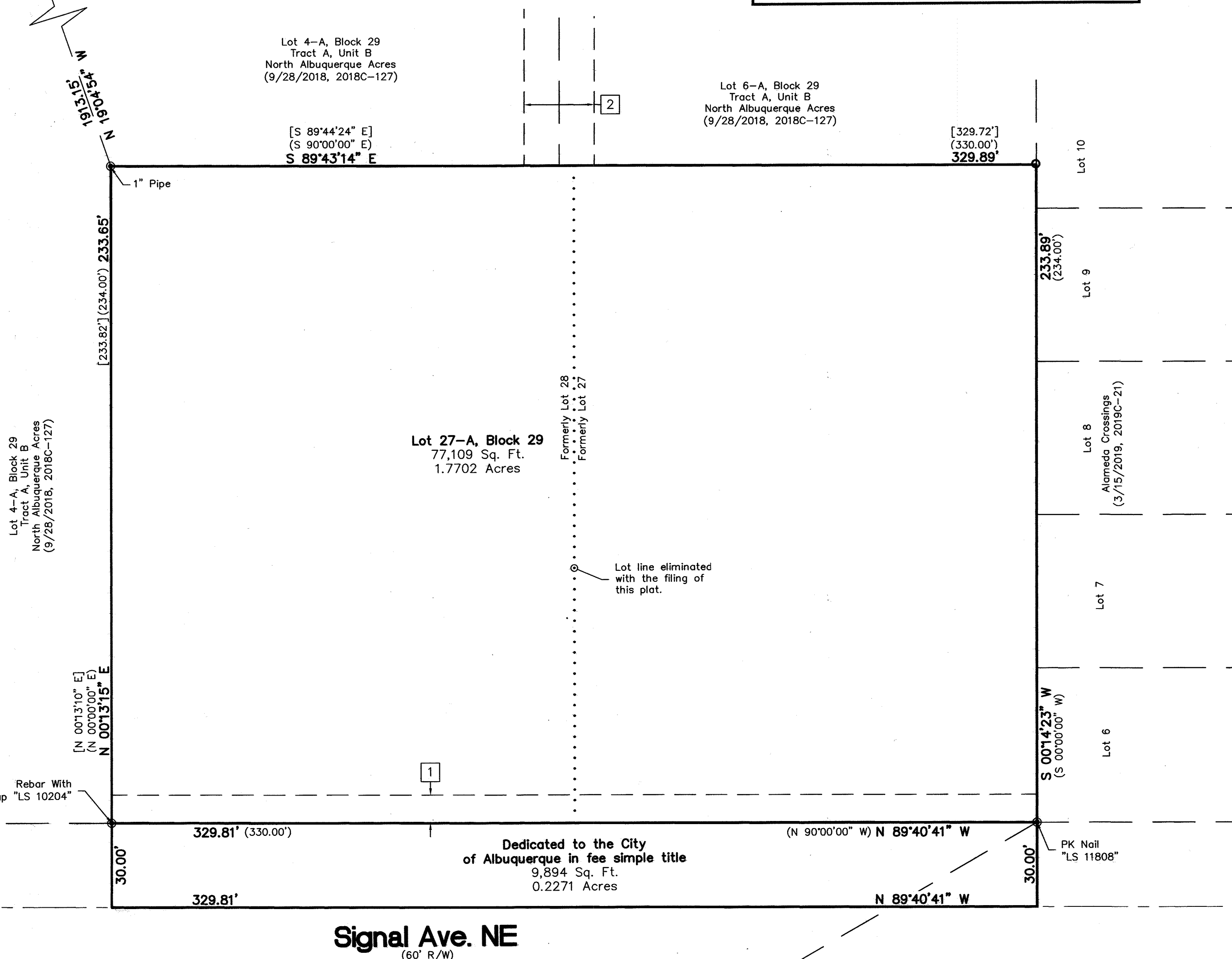
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

Sheet 2 of 2  
190735



ACS Monument "9\_C18"  
 NAD 1983 CENTRAL ZONE  
 X=1542501.428\*  
 Y=1521497.624\*  
 Z=5232.47\* (NAVD 1988)  
 G-G=0.999664563  
 Mapping Angle=-0°11'19.69"

\*US SURVEY FEET



2020C-5

(2)