

Vicinity Map - Zone Atlas L-21-Z

Indexing Information

Section 28, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Bellamah's Central Addition
 Owner: Red Shamrock 21, LLC
 UPC #: 102105602953020504

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 102105602953020504

PROPERTY OWNER OF RECORD
 Red Shamrock 21, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 9/28/2020

Purpose of Plat

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

DOCH 2020094534

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 PLAT R: \$25.00 B: 2020C P: 0095 Linda Stover, Bernalillo County

Subdivision Data

GROSS ACREAGE: 2.2820 ACRES
 ZONE ATLAS PAGE NO.: L-21-Z
 NUMBER OF EXISTING LOTS: 1
 NUMBER OF LOTS CREATED: 2
 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: MARCH 2020

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 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).

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.

Legal Description

TRACT A-1 OF BELLAMAH'S CENTRAL ADDITION, 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 NOVEMBER 22, 2005, IN PLAT BOOK 2005C, FOLIO 376.

**Plat for
 Tracts A-1-A and A-1-B
 Bellamah's Central Addition
 Being Comprised of
 Tract A-1
 Bellamah's Central Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2020**

Project Number: PR-2020-003420

Application Number: SD-2020-00143

Plat Approvals:

RWA 7/01/2020
 PNM Electric Services
 Rochelle Abeyta Digitally signed by Rochelle Abeyta
 Date: 2020.08.13 13:34:15 -06'00'
 Qwest Corp. d/b/a CenturyLink QC 6/22/2020
 New Mexico Gas Company 6/22/20
 Comcast

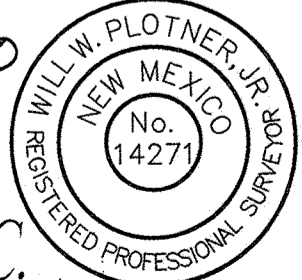
City Approvals:

Tom N. Rincones P.S. 6/22/2020
 City Surveyor
Jeanne Wolfenbarger Sep 24, 2020
 Traffic Engineer
Carl Garcia Sep 17, 2020
 ABCWUA
Carl Garcia Sep 17, 2020
 Parks and Recreation Department
Carl Garcia Sep 16, 2020
 Code Enforcement
David Friedrich 7/7/2020
 AMAFCA
Ernest Lopez Sep 16, 2020
 City Engineer
 N/A
 Parks and Recreation
Jeffrey Sep 24, 2020
 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. 7/29/2020
 Will Plotner Jr. Date
 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

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2005, IN PLAT BOOK 2005C, PAGE 376.
2. SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 10, 2019 AS DOCUMENT NO. 2019038145.

Free Consent

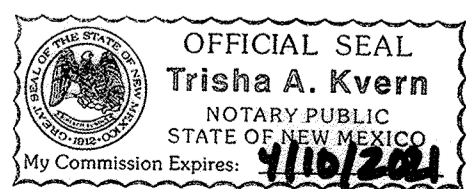
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

Joshua Skarsgard 8/3/2020
 JOSHUA SKARSGARD, MANAGER
 RED SHAMROCK 21, LLC DATE

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 3, 2020
 BY: JOSHUA SKARSGARD, MANAGER, RED SHAMROCK 21, LLC

By: *JK*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/10/2021



**Plat for
Tracts A-1-A and A-1-B
Bellamah's Central Addition
Being Comprised of
Tract A-1
Bellamah's Central Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2020**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/22/2005, BK. 2005C, PG. 376)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "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.

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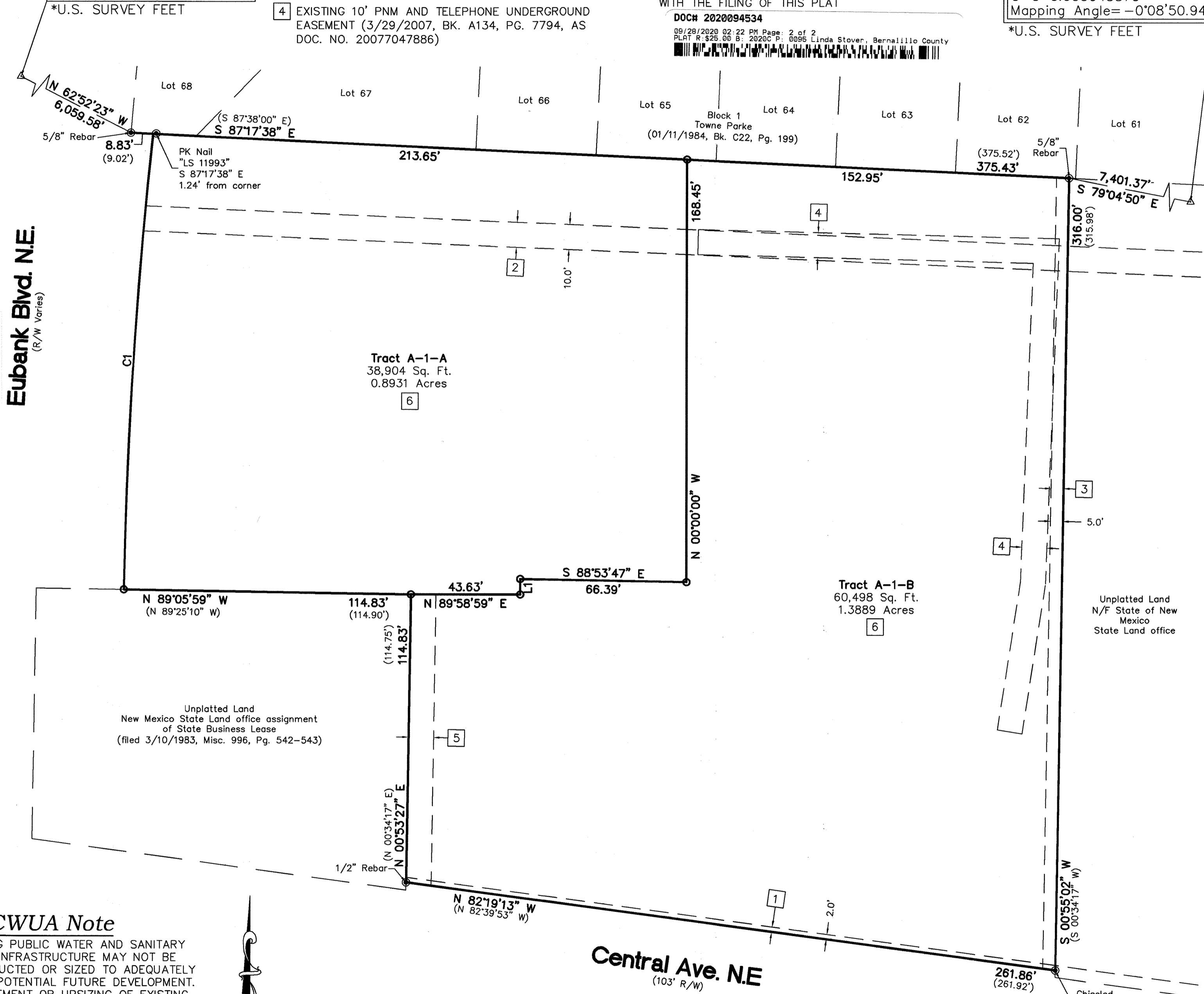
Easement Notes

- EXISTING 2' UNDERGROUND TELEPHONE EASEMENT (3/23/1978, D8-98)
- EXISTING 10' PNM EASEMENT (3/23/1978, D8-98) AND (12/2/1957, BK. D406, PG. 626)
- EXISTING 5' PUE (2/26/1974, BK. MISC. 355, PG. 473-474)
- EXISTING 10' PNM AND TELEPHONE UNDERGROUND EASEMENT (3/29/2007, BK. A134, PG. 7794, AS DOC. NO. 20077047886)
- 10' PRIVATE WATER EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER OF TRACT A-1-A GRANTED WITH THE FILING OF THIS PLAT
- PRIVATE CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT BENEFITING THE OWNERS OF TRACTS A-1-A AND A-1-B TO BE MAINTAINED BY THE SAME, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS, IS GRANTED WITH THE FILING OF THIS PLAT

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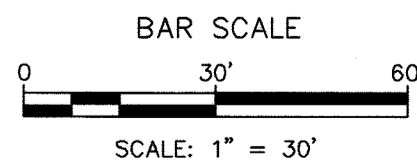
ACS Monument "14-K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188*
Z=5381.929* (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"

ACS Monument "4-L22"
NAD 1983 CENTRAL ZONE
X=1563610.492*
Y=1480509.445*
Z=5586.425* (NAVD 1988)
G-G=0.999643379
Mapping Angle=-0°08'50.94"



ABCWUA Note

EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	182.07' (182.10')	2064.82' (2226.74')	5°03'08"	182.02'	N 03°35'37" E

Line Table		
Line #	Direction	Length (ft)
L1	N 00°01'01" W	6.19'