

VICINITY MAP NO. G-13-Z

LEGAL DESCRIPTION

LOTS NUMBERED SEVEN-A (7-A) AND SEVEN-B (7-B) IN BLOCK NUMBERED TWO (2) OF THE REPLAT OF LOT 7, BLOCK 2, VAN CLEAVE ACRES, 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 FEBRUARY 22, 1992 IN VOLUME AB, FOLIO 129.

DOCH 2021020265

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 PLAT 2021020265, 2021020265, as shown, Bernalillo County
 DEPARTMENT OF PUBLIC WORKS, COUNTY ENGINEER

PLAT OF
**LOTS 7-A-1 & 7-B-1, BLOCK 2
 VAN CLEAVE ACRES**

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2020

PROJECT NUMBER: PR 2020-003626
 APPLICATION NUMBER: SD 2020-00130

UTILITY APPROVALS:

PLM
 PUBLIC SERVICE COMPANY OF NEW MEXICO 7/20/2020
 DATE
Shiff
 NEW MEXICO GAS COMPANY 7/13/2020
 DATE
 Michelle Alberts Digitally signed by Michelle Alberts
 Date: 2020.10.16 09:57:35 -06'00'
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
 6/30/20
 DATE
 COMCAST DATE

CITY APPROVALS:

Tina Richman P.S. 6/9/2020
 CITY SURVEYOR DATE
 N/A 7.2.2021
 REAL PROPERTY DIVISION (CONDITIONAL) DATE
 N/A 2.2.2021
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Jeanne Wolfenbarger Jan 26, 2021
 DATE
Michelle
 HEALTH, ENGINEERING, TRANSPORTATION DIVISION DATE
 Feb 2, 2021
 DATE
Michelle
 PUBLIC SAFETY (Feb 2, 2021 09:39 MST) DATE
Michelle Jan 26, 2021
 DATE
Michelle
 CHIEF (Jan 26, 2021 11:50 MST) DATE
 PARKS AND RECREATION DEPARTMENT DATE
Michelle 7/13/2020
 DATE
Ernest Arvizu Jan 26, 2021
 DATE
 CITY ENGINEER DATE
 Feb 2, 2021
 DATE
Carl Garcia
 CHIEF, PLANNING DEPARTMENT DATE
 Jan 26, 2021
 DATE
 CODE ENFORCEMENT DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINES BETWEEN LOTS SEVEN-A (7-A) AND SEVEN-B (7-B), BLOCK TWO (2) VAN CLEAVE ACRES AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.8233 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JANUARY 31, 2020
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.
 - A: VAN CLEAVE ACRES
 FILED APRIL 15, 1933 VOLUME D1, FOLIO 77
 - B: REPLAT OF LOT 7, BLOCK 2, VAN CLEAVE ACRES
 FILED FEBRUARY 22, 1992 VOLUME AB, FOLIO 129
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X WHICH IS DEFINED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
 FEMA FIRM PANEL No. 15001C01162, DATED 09/28/2009

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use as follows:
 A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PSC), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PSC, QWEST D/B/A CENTURYLINK 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF; SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD ALONG WITH THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Tulwin Cull 6/5/2020
 OWNER: DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 5th DAY OF JUNE 2020
 BY: TULWIN CULL OWNERS NAME
 MY COMMISSION EXPIRES: 11-10-22 BY: Michelle Mader NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 5th DAY OF JUNE 2020
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. #11463



THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0301
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

19-0933.01g PRINTED: 8/3/2020

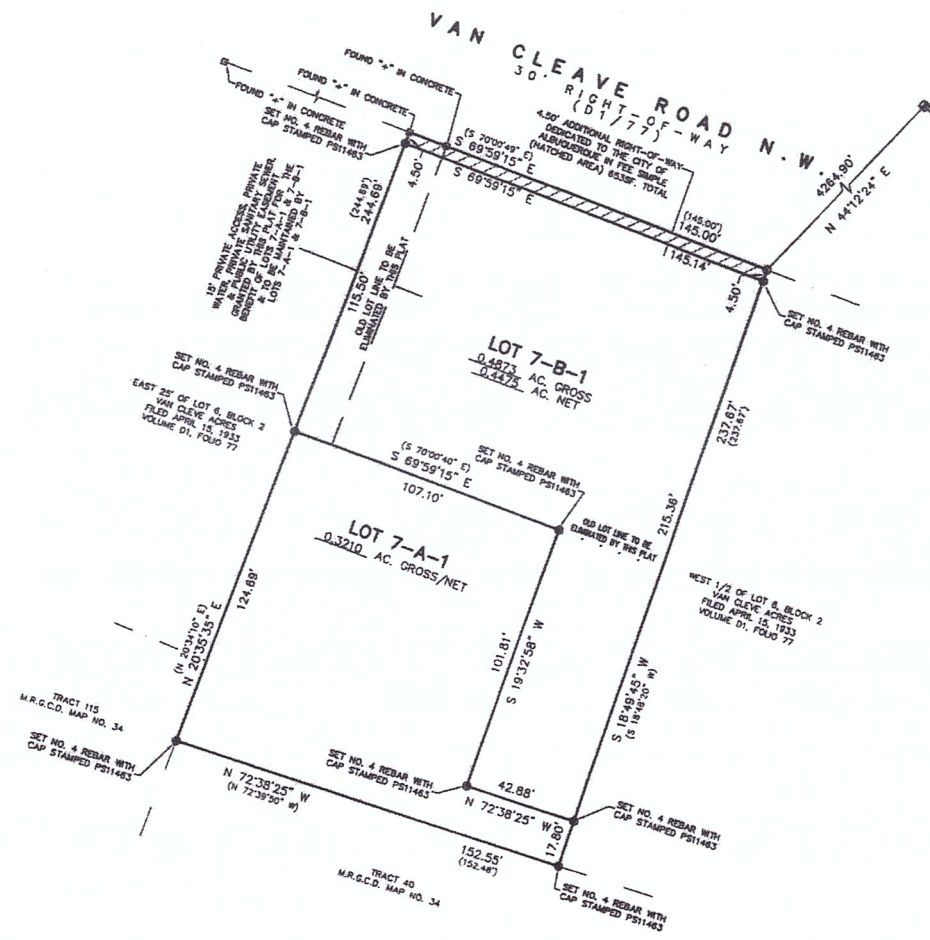
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 101306103804537199 & 1013060979432-1055
 PROPERTY OWNER OF RECORD: Mary Susan & Cull Julian
 BERNALILLO CO. TREASURER'S OFFICE 3/11/2021

2021C-23

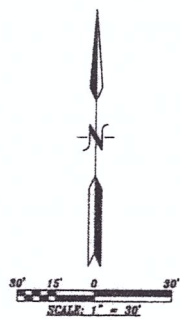
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 PLOT # 326 DOB 2021029265 Linda Stover, Bernalillo County

PLAT OF
LOTS 7-A-1 & 7-B-1, BLOCK 2
VAN CLEAVE ACRES
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.
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 JUNE, 2020



ACS STATION "DOUGLAS"
 N=1200,417.485 US SURVEY FEET
 E=1,500,208.401 US SURVEY FEET
 GRID TO GRID=0.99982452
 LMC = +07 13' 32.53"
 CENTRAL ZONE, HAD 1983
 ELEVATION = 4,975.078 US SURVEY FEET
 NAVD 1988



NOTE:
 THERE IS A BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS
 LOTS 7-A-1 & 7-B-1 GRANTED BY THIS PLAT. FOR THE
 BENEFIT OF LOTS 7-A-1 & 7-B-1 & TO BE MAINTAINED BY
 LOTS 7-A-1 & 7-B-1

THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

19-0833.dwg PRINTED: 7/20/2020

2021C-23

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