

Vicinity Map - Zone Atlas J-14-Z

N.T.S.

Documents

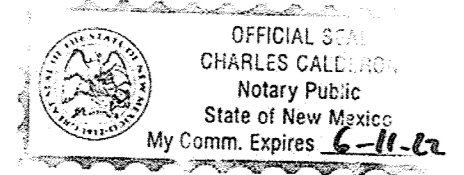
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. BN190494 AND AN EFFECTIVE DATE OF FEBRUARY 21, 2020.
- PLAT FOR THE J.M. MOORE REALTY COMPANY ADDITION NO. 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 1905 IN BOOK C, PAGE 10.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 4, 2020, AS DOCUMENT NO. 2020039392.

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.

By: Sheri L. Crider DATE: 6/25/20
 SHERI L. CRIDER, OWNER

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 25th of June, 2020
 BY: SHERI L. CRIDER, OWNER

By: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M. as projected into the town of Albuquerque Grant
 Subdivision: J.M. Moore Realty Co. Addition No.1
 Owner: Sheri L. Crider and Barbara J. Bell
 UPC #: 101405805735021411 (Lot 37 & 38)
 101405805835521412 (Lot 35 & 36)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

DOC# 2020070228

07/28/2020 11:43 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2020C P: 0086 Linda Stover, Bernalillo County

Subdivision Data

GROSS ACREAGE.....	0.2466 ACRES
ZONE ATLAS PAGE NO.....	J-14-Z
NUMBER OF EXISTING LOTS.....	4
NUMBER OF LOTS CREATED.....	2
MILES OF FULL-WIDTH STREETS.....	0 MILES
MILES OF HALF-WIDTH STREETS.....	0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0 ACRES
DATE OF SURVEY.....	JUNE 2020

Notes

- FIELD SURVEY PERFORMED IN JUNE 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- USED MONUMENT AS A 2' WITNESS CORNER PER THE RETRACEMENT SURVEY BY ANTHONY HARRIS.

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

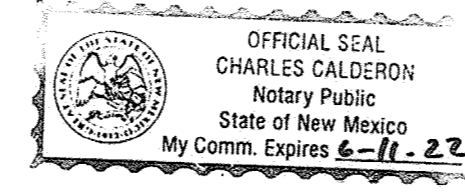
LOTS NUMBERED THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), AND THIRTY-EIGHT (38) OF THE J.M. MOORE REALTY COMPANY ADDITION NO. 1, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDED IN BERNALILLO COUNTY NEW MEXICO ON MAY 08, 1905 PLAT BOOK C, PAGE 10 AND A PORTION OF THE VACATED ALLEY BY VACATION ORDINANCE V-81-27 BY THE CITY OF ALBUQUERQUE ON AUGUST 27, 1981.

Free Consent

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By: Barbara J. Bell DATE: 6/25/20
 BARBARA J. BELL, OWNER

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 25th of June, 2020
 BY: BARBARA J. BELL, OWNER

By: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101405805735021411
101405805835521412

PROPERTY OWNER OF RECORD
Archibegue, Peleksi
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 6/28/20

Plat for
 Lot 35-A and 37-A
 J.M. Moore Realty Co.
 Addition No.1
 Being Comprised of
 Lots 35 - 38
 J.M. Moore Realty Co.
 Addition No.1
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2020

Project Number: PR-2020-003945

Application Number: SD-2020-0012

Plat Approvals:

[Signature] 7/01/2020
 PNM Electric Services
 Don Davalos
 Digitally signed by Don Davalos
 Date: 2020.07.06 08:24:18 -0600

Qwest Corp d/b/a CenturyLink QC
[Signature] 6/24/2020
 New Mexico Gas Company
[Signature] 6/28/20

City Approvals:

[Signature] 6/29/2020
 City Surveyor
Jeanne Wolfenbarger Jul 16, 2020
 Traffic Engineer
[Signature] Jul 17, 2020
 ABCWUA
[Signature] Jul 16, 2020
 Parks and Recreation Department
Carl Garcia Jul 16, 2020
 Code Enforcement
[Signature] 6/29/2020
 AMAFCA
[Signature] Jul 16, 2020
 City Engineer
[Signature] Jul 23, 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.

By: Will Plotner Jr. 6/23/2020
 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-66

(1)

Plat for
 Lot 35-A and 37-A
 J.M. Moore Realty Co.
 Addition No. 1
 Being Comprised of
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 J.M. Moore Realty Co.
 Addition No. 1
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2020

Easement Notes

- 1 EXISTING 8' P.U.E. EASEMENT (RETAINED PER VACATION ORDINANCE V-81-27 (12/16/1982, BK MISC. 978, PG 816-817, DOC No. 8265922)

Public Utility Easements

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

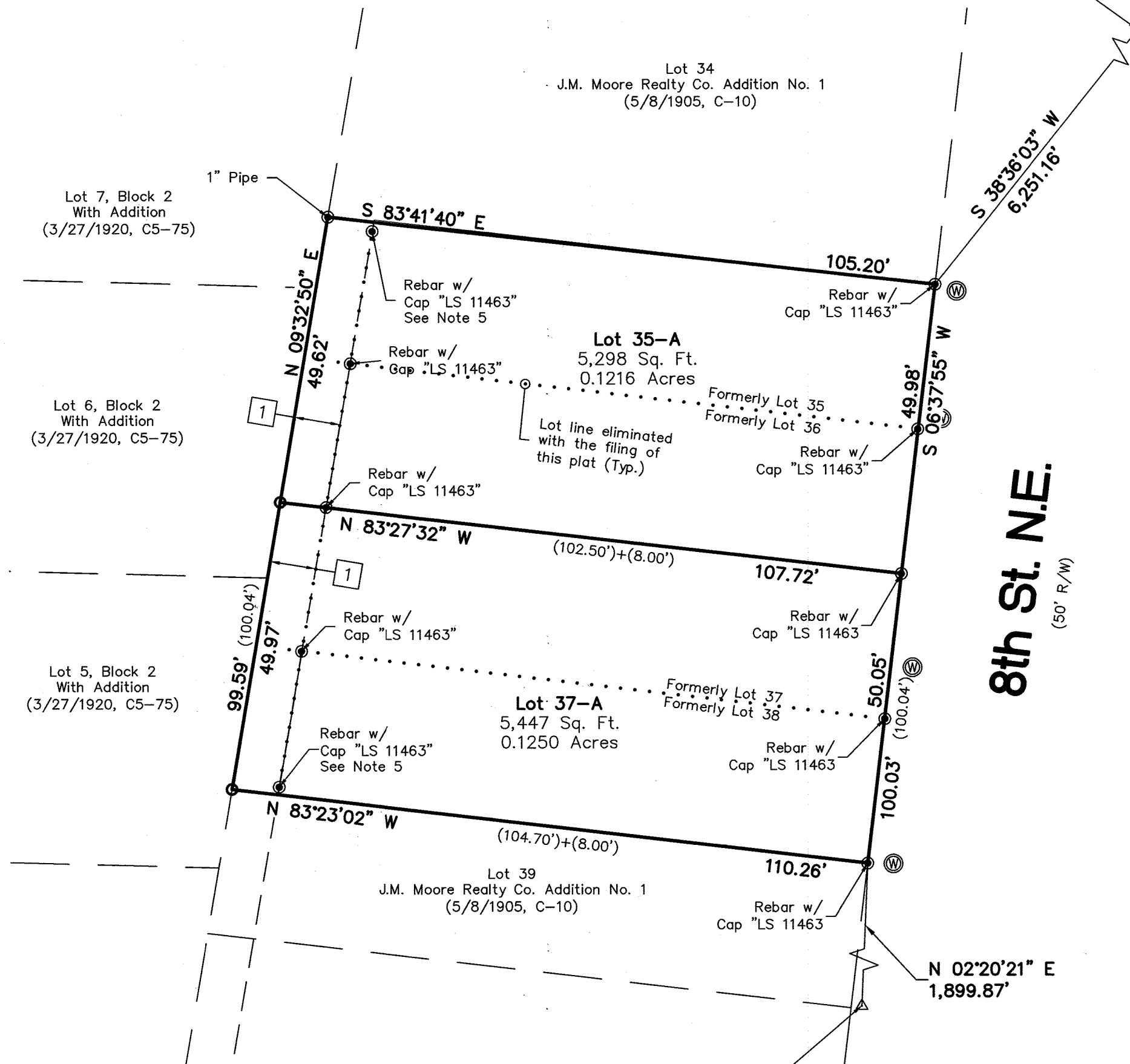
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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 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.
- D. 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.

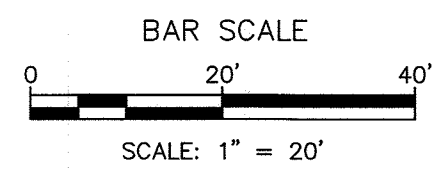
ACS Monument "A-438"
 NAD 1983 CENTRAL ZONE
 X=1523137.246 *
 Y=1495747.494 *
 Z=4975.35 * (NAVD 1988)
 G-G=0.999681662
 Mapping Angle=-0°13'31.98"
 *U.S. SURVEY FEET



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"
 *U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/08/1905, BK. C, PG. 10)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



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(2)