

Vicinity Map - Zone Atlas A-12-Z

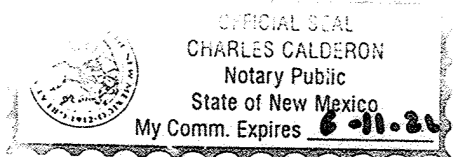
Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1201573 AND AN EFFECTIVE DATE OF MAY 2, 2012.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 13, 1966 IN BOOK D3, PAGES 154-155.
- SOLE AND SEPARATE PROPERTY AGREEMENT AND CONVEYANCE FOR LOT 53 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 15, 2017 AS DOCUMENT NO. 2017045899.
- WARRANTY DEED FOR LOT 54 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 28, 2017, AS DOCUMENT NO. 2017062741.

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.

Dominic Rodriguez
DOMINIC RODRIGUEZ, OWNER
8-21-20
DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of August, 2020
BY: DOMINIC RODRIGUEZ, OWNER

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

Indexing Information

Projected Section 1, Township 11 North, Range 2 East,
N.M.P.M. Alameda Grant
Subdivision: Paradise Heights Unit 1
Owner: Dominic Rodriguez
UPC #: 101206627022110110 (Lot 53)
101206626821010109 (Lot 54)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.4927 ACRES
ZONE ATLAS PAGE NO.....A-12-Z
NUMBER OF EXISTING LOTS.....2
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.....JULY 2020

Notes

- FIELD SURVEY PERFORMED IN MAY 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.....
- PROPERTY SUBJECT TO RESTRICTIONS/COVENANTS IN DOCUMENT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE IN BOOK D819, PAGE 737 AND BOOK MISC. 58, PAGE 855.

Legal Description

LOTS NUMBERED FIFTY-THREE (53) AND FIFTY-FOUR (54) IN BLOCK NUMBERED EIGHTEEN (18) OF PARADISE HEIGHTS UNIT 1, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON OF SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1966, IN PLAT BOOK D3, FOLIO 154-155.

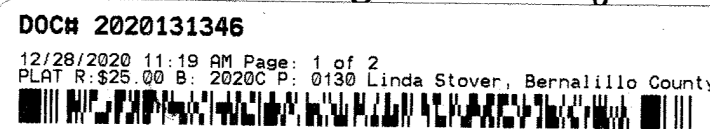
Solar Collection Note

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 1012 066 268210 10109
1012 066 270221 10110

PROPERTY OWNER OF RECORD
Rodriguez Dominic
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]



Plat for
Lots 53-A and 54-A, Block 18
Paradise Heights, Unit I
Being Comprised of
Lots 53 and 54, Block 18
Paradise Heights, Unit I
City of Albuquerque
Bernalillo County, New Mexico
July 2020

Project Number: PR2020-003946

Application Number: SD-2020-00160

Plat Approvals:

[Signature] 8/20/2020
PNM Electric Services
Rochelle Abeyta Digitally signed by Rochelle Abeyta
Date: 2020.07.27 11:12:01 -0600
Qwest Corp. d/b/a CenturyLink QC
[Signature] 8/24/2020
New Mexico Gas Company
[Signature] 8/25/20
Comcast

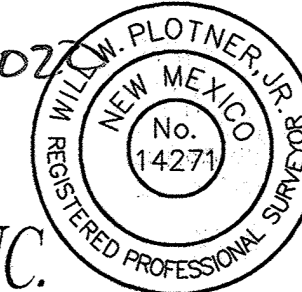
City Approvals:

[Signature] 8/20/2020
City Surveyor
Jeanne Wolfenbarger Dec 15, 2020
Traffic Engineer
[Signature] Dec 16, 2020
ABCWUA
[Signature] Dec 15, 2020
Parks and Recreation Department
Carl Garcia Dec 14, 2020
Code Enforcement
[Signature] 8/24/2020
AMAFCA
Ernest Aroniso Dec 23, 2020
City Engineer
[Signature] Dec 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.

Will Plotner Jr. 8/19/2020 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
Sheet 1 of 2
1021688



2020C-130 (1)

**Plat for
Lots 53-A and 54-A, Block 18
Paradise Heights, Unit I
Being Comprised of
Lots 53 and 54, Block 18
Paradise Heights, Unit I
City of Albuquerque
Bernalillo County, New Mexico
July 2020**

DOC# 2020131346
12/29/2020 11:19 AM Page: 2 of 2
PLAT R: \$25.00 B: 2020C P: 0130 Linda Stover, Bernalillo County

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.

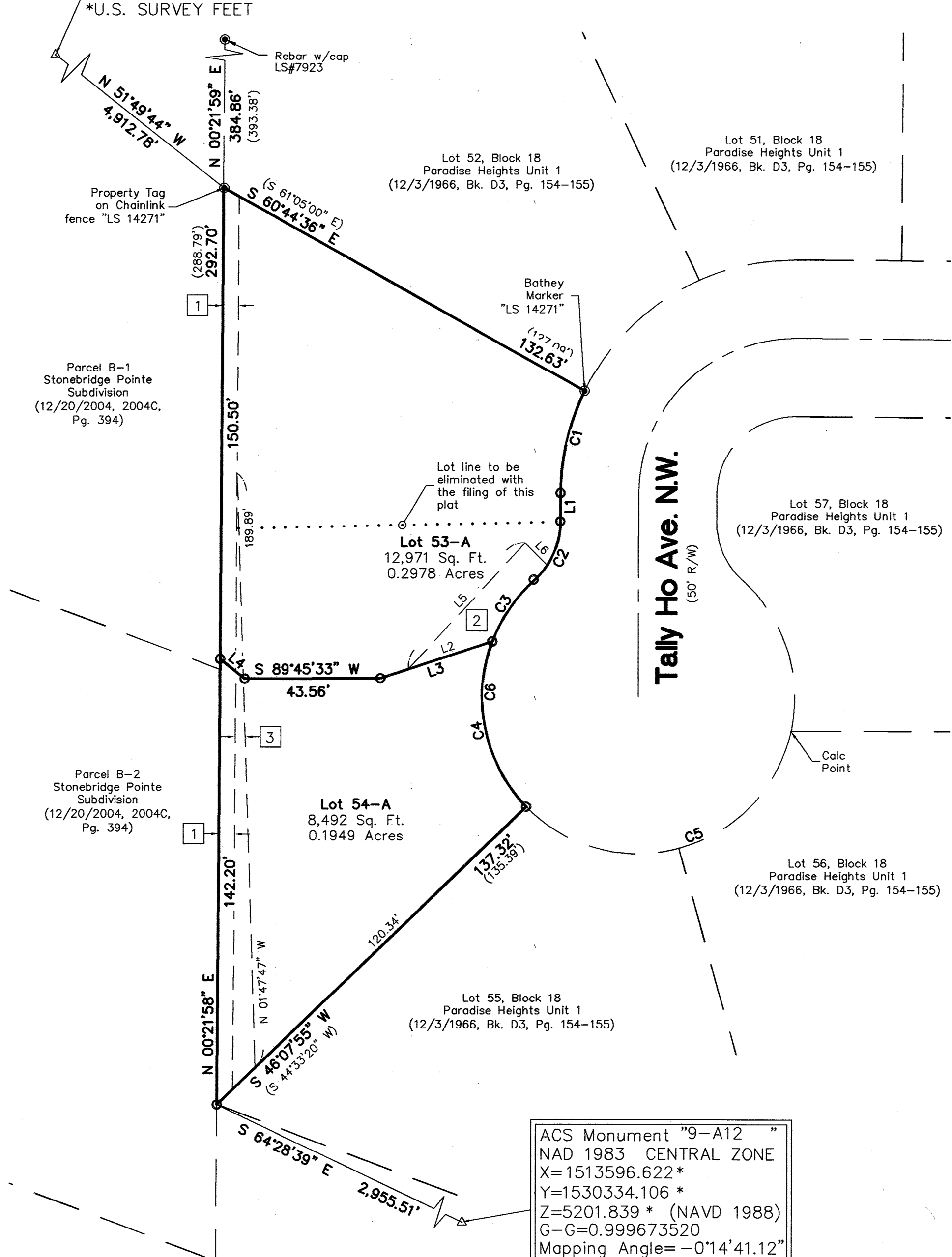
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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 "8-A11"
NAD 1983 CENTRAL ZONE
X=1507071.174 *
Y=1534934.957 *
Z=5283.03 * (NAVD 1988)
G-G=0.999671590
Mapping Angle=-0°15'26.89"
*U.S. SURVEY FEET

ACS Monument "9-A12"
NAD 1983 CENTRAL ZONE
X=1513596.622 *
Y=1530334.106 *
Z=5201.839 * (NAVD 1988)
G-G=0.999673520
Mapping Angle=-0°14'41.12"
*U.S. SURVEY FEET



Legend

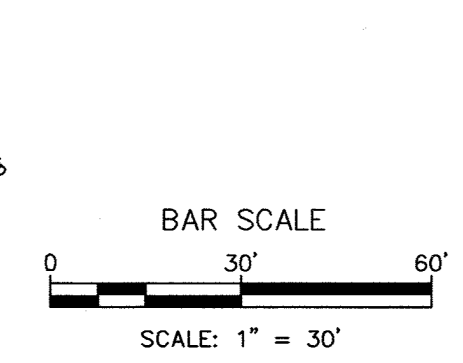
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/13/1966, BK. D3, PG. 154-155)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING 5' P.U.E. (12/13/1966, BK. D3, PG. 155)
- 2 PRIVATE WATER EASEMENT BENEFITING THE OWNER OF LOT 54-A, TO BE MAINTAINED BY THE SAME GRANTED WITH THE FILING OF THIS PLAT.
- 3 OVERHEAD P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.22' (37.79')	75.00' (75.00')	26°08'26"	33.92'	S 13°07'29" W
C2	21.03' (21.03')	25.00' (25.00')	48°11'23"	20.41'	S 24°08'58" W
C3	23.88'	50.00' (50.00')	27°21'44"	23.65'	S 34°33'47" W
C4	56.83'	50.00' (50.00')	65°07'28"	53.82'	S 11°40'48" E
C5	107.96' (52.82'+54.49')	50.00' (50.00')	123°42'31"	88.18'	N 73°54'12" E
C6	80.71' (81.66')	50.00' (50.00')	92°29'12"	72.23'	S 02°00'04" W

Line #	Direction	Length (ft)
L1	S 00°03'17" W (S 00°02' W)	8.87' (9.10')
L2	S 71°52'45" W	28.21'
L3	S 71°52'45" W	37.66'
L4	N 51°30'51" W	10.01'
L5	N 42°55'46" E	54.84'
L6	S 44°51'08" E	10.00'



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2020C-130 (2)