

Vicinity Map - Zone Atlas K-9-Z

Legal Description

LOTS NUMBERED THIRTEEN (13) THRU EIGHTEEN (18) IN BLOCK NUMBERED 7, ORIGINAL TOWNSITE AT WESTLAND, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 18, 1941, IN BOOK D, PAGE 8, AS DOC. NO. 1941081841.

Documents

1. PLAT OF RECORD FOR THE FIRST REPLAT OF BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 18, 1941, IN BOOK D, PAGE 8, AS DOC. NO. 1941081841.
2. WARRANTY DEED FOR LOTS 15, 16, 17 AND 18, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND. FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2015, DOCUMENT NUMBER 2015022275.
3. WARRANTY DEED FOR LOTS 13 AND 14, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 28, 2013, AS DOC. NO. 2013073430.
4. PLAT OF LOT 10-A, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 19, 2013, IN BOOK 2013C, PAGE 36, AS DOC. NO. 2013043314.
5. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS, NEW MEXICO PROJECT NO. F1-178(8) AND F1-178(9).

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.

Indexing Information

Projected Section 21, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Original Townsite of Westland
Owner: Carl & Julia Ulibarri Revocable Trust (Lots 15-18)
M & M Ulibarri Properties LLC (Lots 13 and 14)
UPC #: 100905739010240515 (Lot 15)
UPC #: 100905738510140514 (Lot 16)
UPC #: 100905738110040513 (Lot 17)
UPC #: 100905737609940512 (Lot 18)
UPC #: 100905739710440516 (Lots 13 & 14)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 1.3796 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING LOTS, 6
NUMBER OF LOTS CREATED, 2
MILES OF FULL-WIDTH STREETS, 0.00 MILES
MILES OF HALF-WIDTH STREETS, 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.00 ACRES
DATE OF SURVEY, OCTOBER 2020

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 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).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD

Carl & Julia Ulibarri

BERNALILLO COUNTY TREASURER'S OFFICE

Robert M. Gray

DOCH 2021034009

03/23/2021 10:40 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2021C P: 0090 Linda Stover, Bernalillo County

Plat for
Lots 13-A and 15-A, Block 7
Original Townsite of Westland
 Being Comprised of
Lots 13-18, Block 7
Original Townsite of Westland
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2021

Project Number: PR-2020-004692

Application Number: SD-2021-00036

Plat Approvals:

- | | |
|----------------------------------|--|
| <i>Redway Fuentes</i> | Feb 12, 2021 |
| PNM Electric Services | |
| <i>Abdul A. Shujjan</i> | 2/11/2021 |
| Qwest Corp. d/b/a CenturyLink QC | |
| <i>Jeff Estvanko</i> | Digitally signed by Jeff Estvanko
Date: 2021.02.11 15:45:35 -07'00' |
| New Mexico Gas Company | |
| <i>Mike Mortus</i> | Feb 11, 2021 |
| Comcast | |

City Approvals:

- | | |
|--------------------------------------|--------------|
| <i>Loran N. Riashoover</i> | 2/11/2021 |
| City Surveyor | |
| <i>Jeanne Wolfenbarger</i> | Mar 12, 2021 |
| Traffic Engineer | |
| <i>Christy Adams</i> | Mar 8, 2021 |
| ABCWA | |
| <i>Carl Garcia</i> | Mar 8, 2021 |
| Parks and Recreation Department | |
| <i>Carl Garcia</i> | Mar 8, 2021 |
| Code Enforcement | |
| <i>Wade M. Fried</i> | 2/22/2021 |
| AMAFA | |
| <i>Ernest Armijo</i> | Mar 8, 2021 |
| City Engineer | |
| <i>Wade M. Fried</i> | Mar 16, 2021 |
| 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. 2/12/2021 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

2021C-30

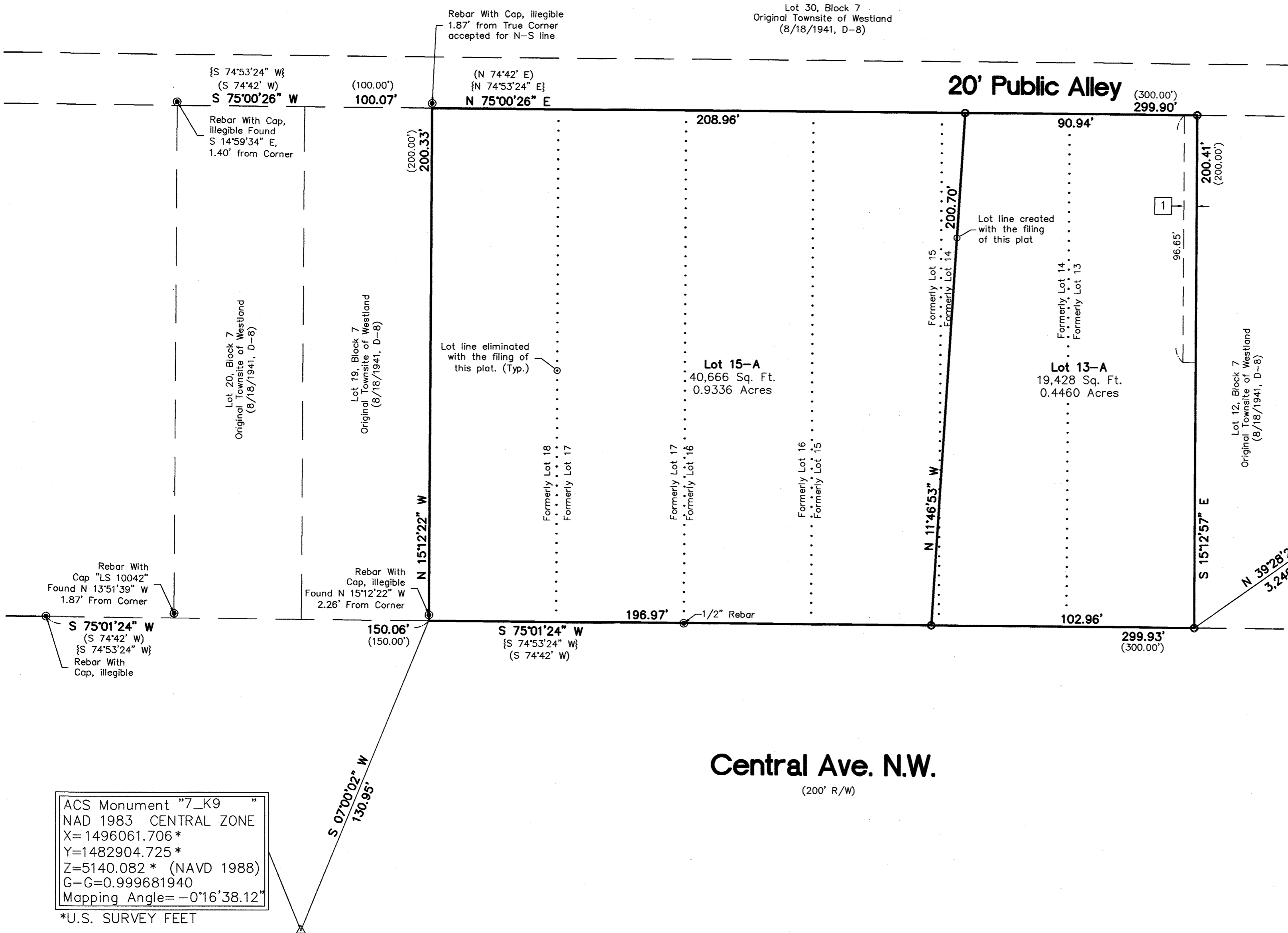
(1)

Easement Notes

1 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

DOCH 2021034009
 03/23/2021 10:40 AM Page: 2 of 3
 PLAT R: \$25.00 B: 2021C P: 0030 Linda Stover, Bernalillo County

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 Being Comprised of
 Lots 13-18, Block 7
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 City of Albuquerque
 Bernalillo County, New Mexico
 February 2021**

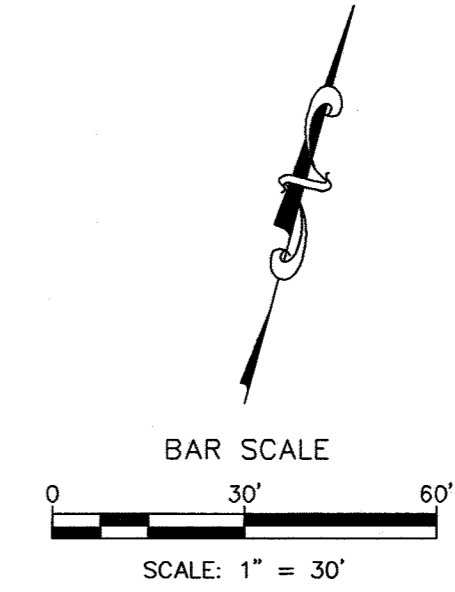


Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/18/1941, D-8)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (NM DOT PROJECT NO. F1-178(8) & (9))
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "9_K10"
 NAD 1983 CENTRAL ZONE
 X=1498430.817*
 Y=1485617.623*
 Z=5117.72 * (NAVD 1988)
 G-G=0.999682230
 Mapping Angle=-0°16'22.01"
 *U.S. SURVEY FEET

ACS Monument "7_K9"
 NAD 1983 CENTRAL ZONE
 X=1496061.706*
 Y=1482904.725*
 Z=5140.082 * (NAVD 1988)
 G-G=0.999681940
 Mapping Angle=-0°16'38.12"
 *U.S. SURVEY FEET



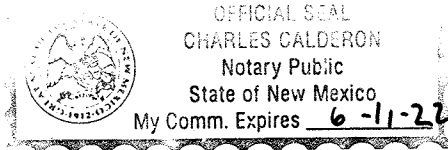
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 wplotnerjr@gmail.com

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.

Carl Ulibarrri
CARL ULIBARRI, TRUSTEE
CARL & JULIA ULIBARRI REVOCABLE TRUST
OWNER OF LOTS 15 THRU 18
2/22/2021
DATE

Julia Ulibarrri
JULIA ULIBARRI, TRUSTEE
CARL & JULIA ULIBARRI REVOCABLE TRUST
OWNER OF LOTS 15 THRU 18
2/22/2021
DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd of February 2021
BY: CARL & JULIA ULIBARRI, HUSBAND AND WIFE,
TRUSTEES, CARL & JULIA ULIBARRI REVOCABLE TRUST

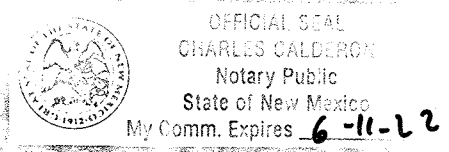
BY: *Charles Calderon*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

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Carl Ulibarrri
CARL ULIBARRI, MEMBER
M & M ULIBARRI PROPERTIES, LLC
OWNER OF LOTS 13 AND 14
2/22/2021
DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd of February 2021
BY: CARL ULIBARRI, MEMBER, M & M ULIBARRI PROPERTIES, LLC

BY: *Charles Calderon*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

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