

Vicinity Map - Zone Atlas L-14-Z

Indexing Information

Projected Section 29, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Gutierrez Addition
 Owner: Homewise, Inc.
 UPC #: 101405607047621706

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.7783 ACRES
 ZONE ATLAS PAGE NO.....L-14-Z
 NUMBER OF EXISTING LOTS.....2
 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.....0.0232 ACRES
 DATE OF SURVEY.....SEPTEMBER 2020

Legal Description

LOT NUMBERED ONE (1), BLOCK NUMBERED ONE (1) OF THE GUTIERREZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 27, 1939, IN PLAT BOOK D, PAGE 77.

AND
 A VACATED PORTION OF BELL AVENUE SW, BEING A PORTION OF THAT PUBLIC RIGHT-OF-WAY AS APPROVED FOR VACATION BY THE DEVELOPMENT REVIEW BOARD OF ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ON FEBRUARY 18, 2021 UNDER PROJECT NUMBER PR-2020-004771, APPLICATION NUMBER SD-2020-00211.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, LYING ON THE WESTERLY RIGHT-OF-WAY OF 4TH STREET SW, AND MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "10_L14" BEARS S 34°45'34" E, A DISTANCE OF 699.64 FEET;
 THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 87°12'46" W, A DISTANCE OF 70.29 FEET TO AN ANGLE POINT
 THENCE, S 79°50'32" W, A DISTANCE OF 236.38 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING MARKED BY A 1/2" REBAR WITH CAP "LS 18374";
 THENCE, N 08°46'46" W, A DISTANCE OF 103.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF BELL AVENUE SW;
 THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;
 N 80°00'29" E, A DISTANCE OF 263.72 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";
 N 72°12'46" E, A DISTANCE OF 52.96 FEET TO A POINT OF CURVATURE, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";
 19.77 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA OF 75°30'21", AND A CHORD BEARING S 70°20'03" E, A DISTANCE OF 18.37 FEET TO A POINT OF TANGENCY, LYING ON THE WESTERLY RIGHT-OF-WAY OF BARELAS ROAD SW, BEING MARKED BY A 1/2" REBAR WITH CAP "LS 18374";
 THENCE, COINCIDING SAID RIGHT-OF-WAY S 32°16'53" E, A DISTANCE OF 13.25 FEET TO AN ANGLE POINT, LYING ON THE WESTERLY RIGHT-OF-WAY OF 4TH STREET SW, BEING MARKED BY A CHISELED "X";
 THENCE, LEAVING BARELAS ROAD SW, AND COINCIDING SAID 4TH STREET SW RIGHT-OF-WAY, S 08°55'37" W, A DISTANCE OF 102.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7783 ACRES (33,899 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101405607047621706

PROPERTY OWNER OF RECORD
 Homewise Inc

BERNALILLO COUNTY TREASURER'S OFFICE
 Brandi Zamora

Plat for Lot 1-A, Block 1 Gutierrez Addition

Being Comprised of Lot 1, Block 1, Gutierrez Addition, and a Vacated Portion of Bell Avenue S.W. City of Albuquerque, Bernalillo County, New Mexico
 June 2021

Project Number: PR-2020-004771

Application Number: SD-2021-00120

Plat Approvals:

| | |
|---|-------------|
| Abdul Fuentes | Jun 8, 2021 |
| PNM Electric Services Abdul Bhuiyan | Jun 8, 2021 |
| Qwest Corp. d/b/a CenturyLink QC Jeff Escobedo | Jun 8, 2021 |
| New Mexico Gas Company Mike Mortus | Jun 8, 2021 |
| Comcast | |

City Approvals:

| | |
|--|--------------------------|
| Loren N. Risenhoover P.S. City Surveyor | 6/7/2021 |
| Jeanne Wolfenbarger Traffic Engineer | Jul 12, 2021 |
| Blaine Carter ABCUU | Jul 8, 2021 |
| Cheryl Amfeldt Parks and Recreation Department | Jul 12, 2021 |
| Vic Jimenez Code Enforcement | Jul 9, 2021 |
| Mark G. Guedt AMAFCA Ernest Armijo | 6/14/2021 Jul 8, 2021 |
| City Engineer W. Lopez | Jul 13, 2021 |
| DRB Chairperson, Planning Department Rong Sheeh | 6/10/2021 |

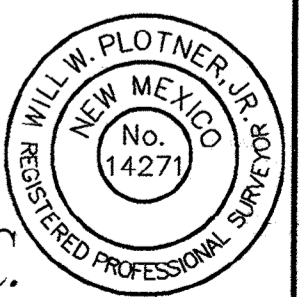
Surveyor's Certificate

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. 6/8/2021
 N.M.R.P.S. No. 14271 Date

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-99

(11)

Vacated Portion of Bell Avenue S.W.

A VACATION OF A 270 SQUARE FOOT PORTION OF THE BELL AVENUE S.W. PUBLIC RIGHT-OF-WAY WAS APPROVED BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON FEBRUARY 10, 2021 UNDER PROJECT NUMBER PR-2020-004771, APPLICATION NUMBER SD-2020-00211. SHOWN HEREON AS

DOCH 2021101173
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 PLAT R:\$25.00 B: 2021C P: 0099 Linda Stover, Bernalillo County

**Plat for
 Lot 1-A, Block 1
 Gutierrez Addition
 Being Comprised of
 Lot 1, Block 1, Gutierrez Addition,
 and a Vacated Portion of Bell Avenue S.W.
 City of Albuquerque,
 Bernalillo County, New Mexico
 June 2021**

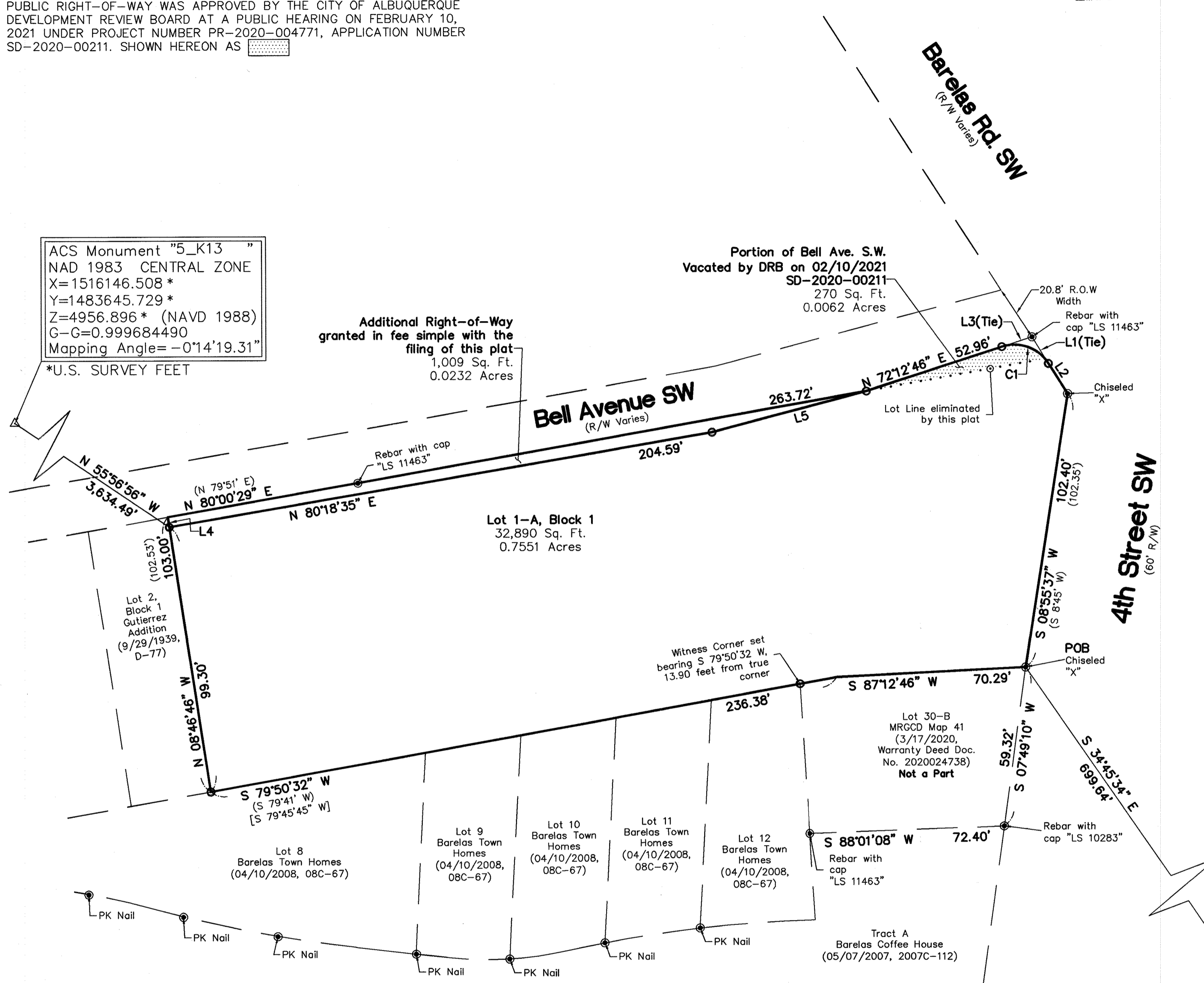
Legend

| | |
|----------------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (09/29/1939, D-77) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (04/10/2008, 2008C-67) |
| ⊙ | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED |

IDO and DPM Waiver Notes

A SIDEWALK WAIVER ALLOWS BELL AVENUE SOUTHWEST TO REMAIN WITHOUT A SIDEWALK, RATHER THAN THE REQUIRED 5 FEET, SEE 14-16-(D)(3), FRONTING LOT 1, BLOCK 1 OF GUTIERREZ ADDITION, AS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON FEBRUARY 10, 2021.

AN ADMINISTRATIVE SIDEWALK WIDTH WAIVER FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF FIVE (5) FEET FOR THE EXISTING 3.4 FOOT SIDEWALK FRONTING LOT 1, BLOCK 1 OF GUTIERREZ ADDITION, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON FEBRUARY 10, 2021.



ACS Monument "5_K13"
 NAD 1983 CENTRAL ZONE
 X=1516146.508 *
 Y=1483645.729 *
 Z=4956.896 * (NAVD 1988)
 G-G=0.999684490
 Mapping Angle=-0°14'19.31"

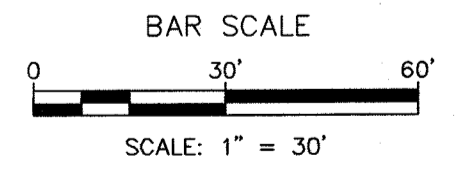
*U.S. SURVEY FEET

ACS Monument "10_L14"
 NAD 1983 CENTRAL ZONE
 X=1519873.633 *
 Y=1480983.635 *
 Z=4954.577 * (NAVD 1988)
 G-G=0.999683551
 Mapping Angle=-0°13'53.32"

*U.S. SURVEY FEET

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L1 | S 31°33'15" E | 11.58' |
| L2 | S 32°16'53" E | 13.25' |
| L3 | N 72°12'46" E | 11.77' |
| L4 | S 08°46'46" E | 3.70' |
| L5 | N 75°23'33" E | 59.41' |

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|--------|--------|-----------|--------------|-----------------|
| C1 | 19.77' | 15.00' | 75°30'21" | 18.37' | S 70°02'03" E |



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(2)

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.

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.

DOCH 2021101173

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PLAT R:\$26.00 B: 2021C P: 0099 Linda Stover, Bernalillo County

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City of Albuquerque,
Bernalillo County, New Mexico
June 2021**

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN BELL AVENUE SW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] _____ DATE 6/17/21
JOHANNA GILLIAN, COMMUNITY DEVELOPMENT DIRECTOR

HOMEWISE, INC. A NEW MEXICO NON-PROFIT CORPORATION
OFFICIAL SEAL
CHARLES CALDERON
Notary Public
State of New Mexico
My Comm. Expires 6-11-22

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th of June, 2021
JOHANNA GILLIAN, COMMUNITY DEVELOPMENT DIRECTOR, HOMEWISE, INC.

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES June 11, 2022

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(13)