

2021C-03 (1)



LOCATION MAP K-14-Z

DOCH 20210213

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PLAT R: \$25.00 B: 2021C P: 0003 Linda Stover, Bernalillo County

PURPOSE OF PLAT

- 1. To create Lot 15-A as shown hereon.
2. To eliminate lot line as shown hereon.
3. To grant easements as shown hereon.

SUBDIVISION DATA

- 1. Project No.: PR-2020- 004801
2. Application No.: SD-2020- 00216
3. Zone Atlas Index No.: K-14-Z
4. Total Number of Lots created: 1
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 0.1470 Acres

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

"JOHN A. LEE ADDITION", (04-19-1905, R1-B28)

"SANTA FE ADDITION", (05-03-1913, C2-21)

"BACA ADDITION", (04-15-1881, C2-57)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey: November, 2020.
6. Title Report(s): None provided.
7. Address of Property: 433 Pacific Avenue SW, Albuquerque, New Mexico 87102.
8. City of Albuquerque, New Mexico IDO Zone: R-1A
9. 100 Year Flood Zone Designation: ZONE X, Panel 334 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property does not lie in the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".
11. The DRB approved a deviation to 14-16-5-1(C)(2)(b), Contextual Residential Development in Areas of Consistency, lot size, pursuant to Table 6-4-1. The allowable lot size in this area is 0.1391 acres, and the 10% deviation allows up to 0.1530 acres. The approved consolidated lot is 0.1470 acres and falls within the allowable deviation.
12. The DRB approved an Administrative Waiver of Alley Width for this plat.

SOLAR NOTE

No property within the area of requested final action 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 the lots or parcels within the area of this plat.

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, M.R.G.C.D. Map No. 40, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 15 AND 16, BLOCK 3, JOHN A. LEE ADDITION, as as the same is shown and designated on said plat, filed for record in the Office of the Probate Clerk and Ex-officio Recorder, Bernalillo County, New Mexico, on April 19, 1905, in Roll 1, Page 28 (R1-B28) and containing 0.1470 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- 1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

- 4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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 owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 15-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot line and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

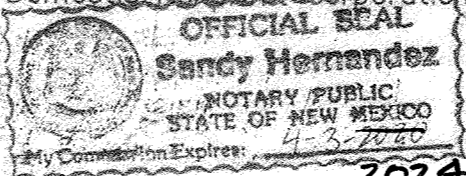
Owner: Homewise, Inc., a New Mexico Domestic Nonprofit corporation

Elena Gonzales 12-4-2020
Elena Gonzales, Senior Director, Policy & Community Engagement Date

STATE OF NEW MEXICO }
BERNALILLO COUNTY }

On this 4th day of December, 2020, this instrument was acknowledged before me by Elena Gonzales, Senior Director, Policy & Community Development, Homewise, Inc., a New Mexico Domestic Nonprofit corporation on behalf of said corporation.

Sandy Hernandez
Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014570540730906 PROPERTY OWNER OF RECORD BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT NUMBER: PR-2020- 004801
Application Number: SD-2020- 00216

PLAT APPROVAL

- Utility Approvals:
Public Service Company of New Mexico 1/11/2021
New Mexico Gas Company 1/11/2021
Qwest Corporation dba CenturyLink QC 1/7/2021
Comcast 1/11/21
City Approvals:
Elena N. Roschauer P.S. 11/04/2020
Real Property Division 1/15/2021
Traffic Engineering, Transportation Division 1/19/2021
Albuquerque-Bernalillo County Water Utility Authority 1/15/2021
Parks and Recreation Department 12/14/2020
AMAFCA Ernest Amigo 1/15/2021
City Engineer/Hydrology Carl Garcia 1/15/2021
Code Enforcement N/A
Solid Waste Management 1/22/2021
DRB Chairperson, Planning Department

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich, P.S. No. 7719 12/03/2020 Date

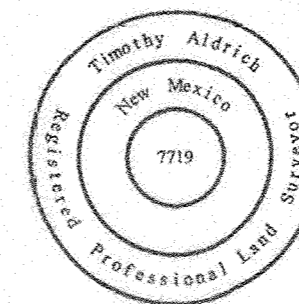
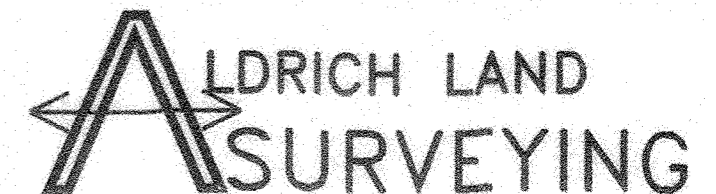


Table with 2 columns: Field Name and Value. Includes Drawn By (TA), Checked By (TA), Job No. (20-105), Date (11-27-20), Drawing Name (20105PLT.DWG), and Sheet (1 of 2).



P.O. BOX 30701, ALBQ., N.M. 87190 505-884-1990

2021C-03 (1)

2021C-03 (2)

PROPERTY CORNERS

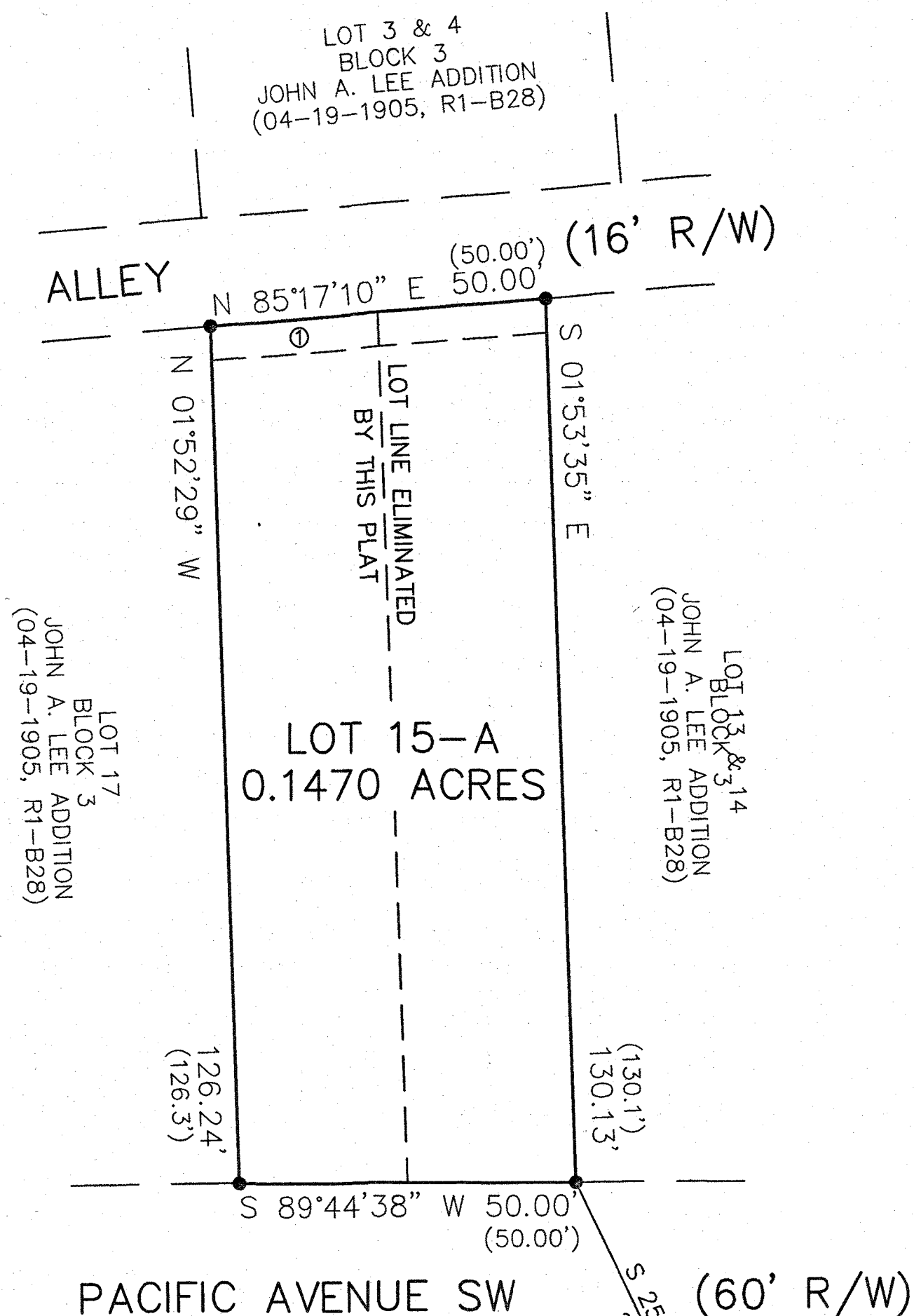
- SET 1/2" REBAR WITH CAP "LS 7719"

DOCH 2021010213

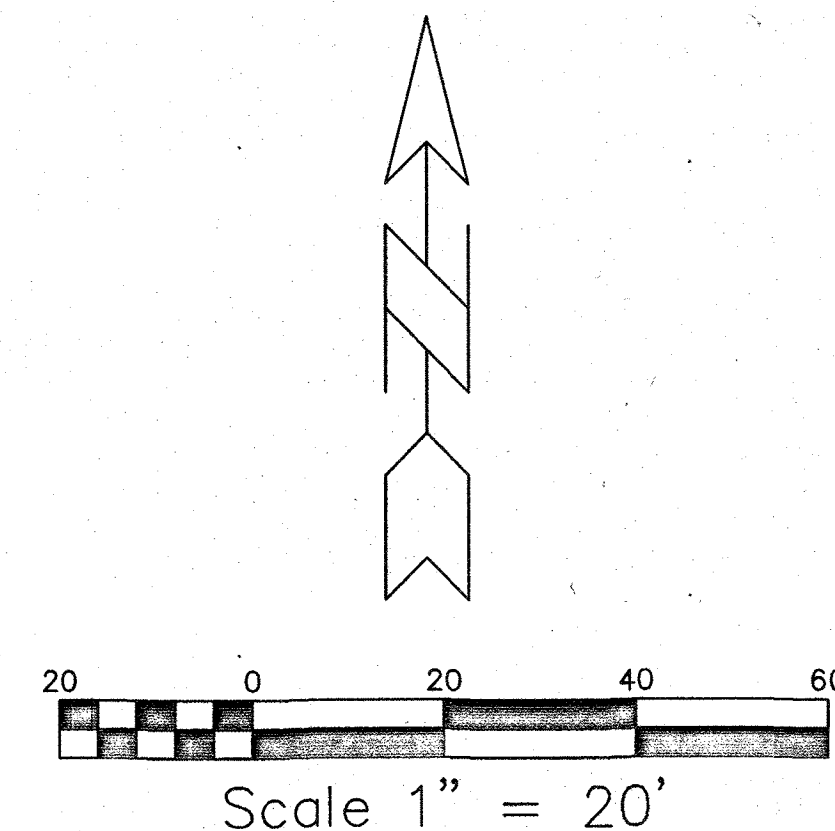
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PLAT OF
 LOT 15-A, BLOCK 3,
 JOHN A. LEE ADDITION
 (A REPLAT OF LOTS 15 AND 16,
 BLOCK 3, RAYNOLDS ADDITION)
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 20,
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 M.R.G.C.D. MAP NO. 40
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2020



Ⓢ - 5' PUE
 (GRANTED BY THIS PLAT)



AGRS MONUMENT
 "12-L14"
 N=1480971.075 (US Survey Foot)
 E=1520049.232 (US Survey Foot)
 G-G=0.999683830
 $\Delta\alpha = -00^{\circ}13'52.10''$
 CENTRAL ZONE
 ELEV=4947.708 (US Survey Foot)
 (NAD83/NAVD88)

12-03-20 rev

Drawn By:	TA	Date:	11-27-20
Checked By:	TA	Drawing Name:	20105PLT.DWG
Job No.:	20-105	Sheet:	2 of 2

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

2021C-3 (2)